



**ULSTER
PROPERTY
SALES®**

**Cavehill
Branch**

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57 JOANMOUNT GARDENS, BELFAST



Offers In The Region Of £78,995

- Luxury Family Home
- 2 Bedrooms/Through Lounge
- Extended Fitted Kitchen
- Extended Deluxe Bathroom
- Oil Fired Central Heating
- Upvc D G Windows
- Detached Garage
- Many Extras

Tenure:

Viewing: Please contact UPS Cavehill Branch

Tel: 028 9072 9270

A fabulous home benefiting from a large extension to the rear creating a property with much to offer. The spacious interior comprises 2 bedrooms, lounge into bay extending to approx 30ft, extended spacious fitted kitchen and stunning extended bathroom complete with double sized shower cubicle and raised jacuzzi corner bath. The dwelling further offers oil fired central heating, uPvc double glazed windows, pvc patio doors, extensive use of ceramic and wood laminate floor coverings and built-in mirrored slide robes. A detached garage and most convenient location combine with low outgoings to make this a home which will impress all those who view.

www.ulsterpropertysales.co.uk

John McLamont trading under licence as Ulster Property Sales (Cavehill)
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ENTRANCE HALL

uPvc double glazed entrance door, panelled radiator.

THROUGH LOUNGE 8.69m x 3.99m into bay (28'6" x 13'1" into bay)

3 Double panelled radiators, wood laminate floor, under stairs storage.

DOUBLE DOORS:



ADDITIONAL SHOT



EXTENDED KITCHEN 3.68m x 3.84m (12'1" x 12'7")

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan, plumbed for washing machine, under fridge and freezer space, partly tiled walls, ceramic tiled floor, double panelled radiator, uPvc double glazed patio door.



FIRST FLOOR

Landing, panelled radiator, wood laminate floor.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Questions you may have.
WHICH MORTGAGE WOULD SUIT ME BEST?
HOW MUCH DEPOSIT WILL I NEED?
WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions please contact your local branch of Ulster Property Sales.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultation. We may charge a fee on completion of your mortgage depending on the circumstances. Our typical fee is £250, however please confirm with consultant at time of appointment.

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