

## 73 Joanmount Gardens , Belfast, BT14 6NY

**Offers Over £110,000**

Magnificent Extended Semi Detached Villa Holding A Superb Site Within This Ever Popular Location With Superb Conservatory & Views

An extended modernised and recently re-decorated semi detached villa holding an excellent site within this most popular residential location. The extended accommodation comprises 2 bedrooms, lounge into bay, fitted kitchen with dining area and open plan feature conservatory and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating and extensive use of wood laminate floor coverings, excellent roof space with natural light and new carpets.

A large rear garden with delightful open aspect and those fantastic views to enjoy Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	55
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 73 Joanmount Gardens

, Belfast, BT14 6NY



- Magnificent Semi Detached Villa
- Upvc Double Glazed Windows
- Upvc Double Glazed Conservatory

- 2 Bedrooms 2+ Reception Rooms
- Classic White Bathroom
- Delightful Panoramic views

- Oil Fired Central Heating
- Fitted Kitchen With Dining
- Superb Rear Gardens

## Entrance Hall

Upvc double glazed entrance door

## Lounge into Bay

13'11" x 12'2" (4.26 x 3.72)

Tiled fireplace built-in shelving

## Kitchen

13'3" x 7'4" (4.05 x 2.26)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, plumbed for washing machine, fridge freezer space partly tiled walls, wood laminate floor, panelled radiator, under stair storage, hotpress.

Dining area

## Conservatory

10'9" x 9'0" (3.28 x 2.75)

Wood laminate floor, panelled radiator

## First Floor

Landing

## Bedroom

13'5" x 9'3" (4.09 x 2.82)

Panelled radiator

## Bedroom

10'7" x 6'11" (3.23 x 2.11)

Panelled radiator

## Bathroom

Classic white suite comprising

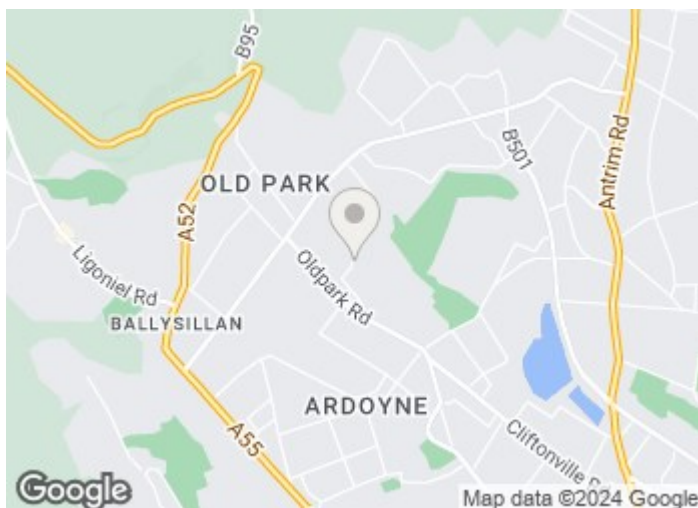
shower cubical thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

## Roofspace

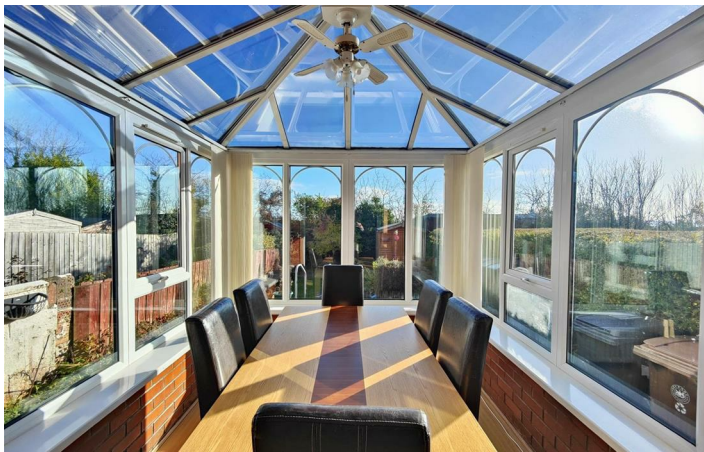
Floored and sheeted, natural light, slingsby type ladder

## Outside

Gardens front hard landscaped rear in lawns shrubs and flower beds, garden shed, outside light and tap, oil fired central heating boiler, oil tank.



## Directions



# Floor Plan

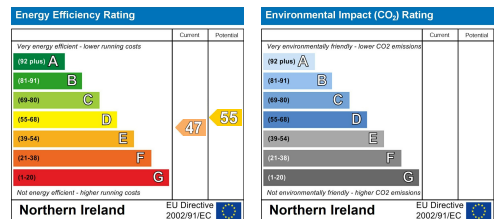
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Total Area: 57.9 m<sup>2</sup> ... 623 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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