



219 Joanmount Gardens , Belfast, BT14 6PA

**Offers In The Region Of
£110,000**

Attractive Red Brick Extended Semi Detached Villa Holding a Prime Site Within This Most Popular Location

Holding a prime position within this highly regarded location, much admired by the investor and first time buyer alike, this attractive semi detached villa has been maintained to a high standard over the years. The richly appointed interior comprises 2 bedrooms, lounge into bay, excellent fitted kitchen incorporating built-in oven and hob and modern white bathroom suite. The dwelling further offers superb roof space, upvc double glazed windows, gas central heating, pvc fascia and eaves and has undergone a programme of improvement works over the years. Convenient to the Oldpark and Ballysillan Roads with Belfast a short distance away immediate internal inspection is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		63	66
EU Directive 2002/91/EC			

219 Joanmount Gardens

, Belfast, BT14 6PA



- Extended Semi Detached Villa
- Gas Central Heating
- Modern White Bathroom Suite
- Private Rear Garden
- 2 Bedrooms Superb Roof Space
- Upvc Double Glazed Windows
- Excellent Fitted Kitchen
- Extended Lounge Into Bay
- Pvc Fascia And Eaves
- Popular Location

Entrance Hall

Mahogany entrance door.

Lounge into Bay

13'5" x 11'0" (4.10 x 3.37)

Panelled radiator, wood laminate floor.

Kitchen

13'8" x 7'6" (4.18 x 2.30)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktop built-in under oven and ceramic hob, fridge/freezer space, glass display unit, upvc double

glazed rear door, partly tiled

walls, panelled radiator, wood laminate floor, hotpress/copper cylinder.

First Floor

Landing

Bathroom

Modern white suite comprising shower cubicle, electric shower, vanity unit, low flush wc, chrome radiator, fully tiled walls, ceramic tiled floor, pvc ceiling, recessed lighting.

Bedroom

13'5" x 9'4" (4.11 x 2.87)

Panelled radiator.

Bedroom

7'8" x 7'1" (2.36 x 2.16)

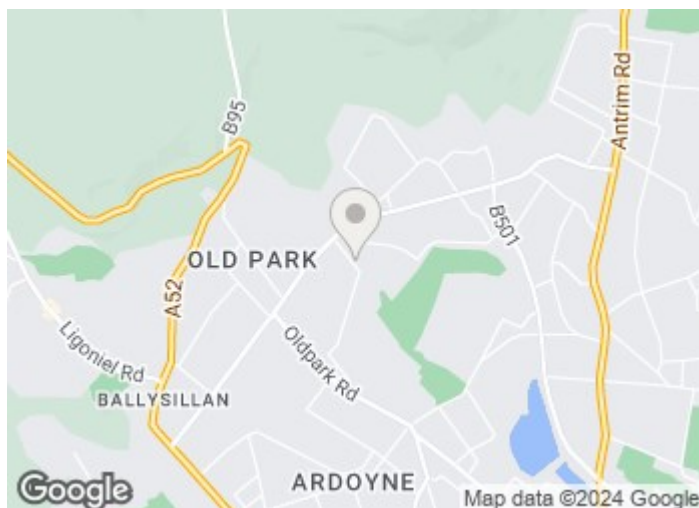
Panelled radiator, wood laminate floor, storage cupboard.

Roofspace

Slingsby type ladder, floored and sheeted, natural light.

Outside

Gardens front and rear in lawns and mature hedging, garden shed.



Directions



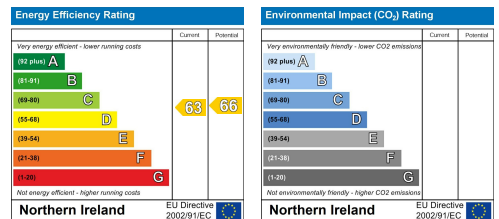
Floor Plan

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Total Area: 49.0 m² ... 528 ft²
 All measurements are approximate and for display purposes only

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