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99 Joanmount Park, Belfast, BT14 6PG

- Semi Detached Villa
- Lounge; Focal Point Fireplace
- Deluxe Bathroom With Three Piece Suite
- Floored Roof Space
- Convenient Location; Recently Renovated
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Private Driveway; Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £94,950

EPC Rating E





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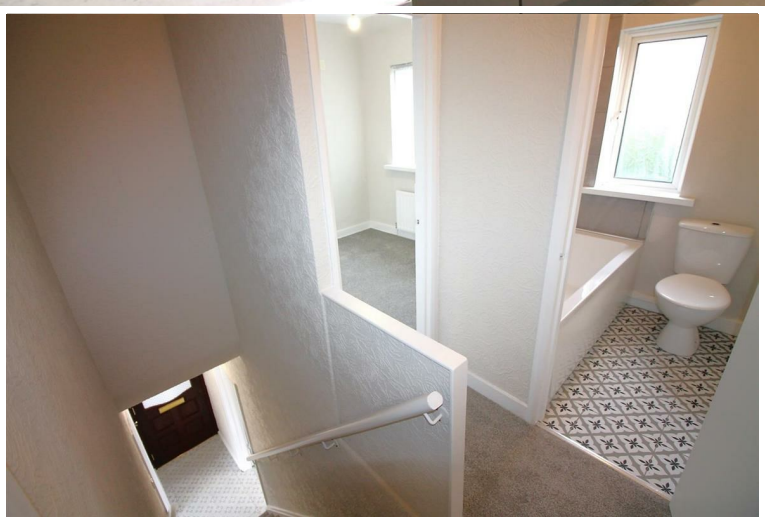


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door. Tiled floor. Stairwell to first floor.

LOUNGE 13'5" x 9'1"

Tiled, focal point fireplace.







KITCHEN WITH INFORMAL DINING AREA 13'1" x 7'6"

Modern fitted kitchen with range of high and low level storage units and contrasting quartz effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge, freezer and dishwasher. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Slingsby style ladder to floored roof space.

BEDROOM 1 13'5" x 9'2"

BEDROOM 2 10'8" x 7'10" (wps)

Built in double wardrobe. Views towards Belfast city and County Down.

DELUXE BATHROOM

White three piece suite comprising panelled bath, vanity unit and WC. Electric shower over bath. Splash back tiling to walls. Tiled floor.

FLOORED ROOF SPACE 13'4" x 8'10" (wps)

Power, window and access to under eaves storage.

EXTERNAL

Double gates leading to paved private driveway area.
Fully enclosed rear garden finished in lawn and paved patio area.
Garden store.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

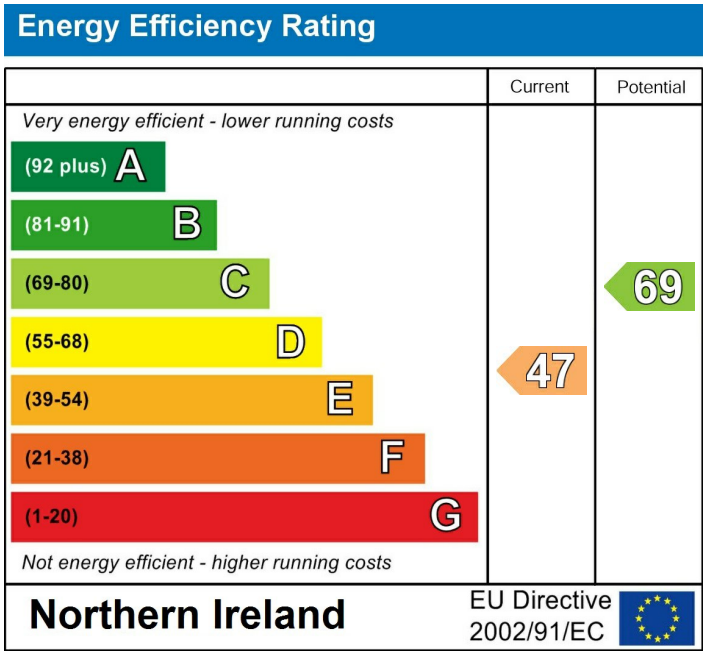






Immaculately presented, recently renovated, two bedroom, semi detached villa with floored roof space and views towards Belfast city and Co. Down, located within a popular residential area of North Belfast. The property comprises entrance hall, lounge with focal point fireplace, modern fitted kitchen with informal dining area, two well proportioned first floor bedrooms, deluxe bathroom with white three piece suite, and floored roof space with power, window and access to under eaves storage. Externally the property enjoys double gates leading to paved private driveway area, fully enclosed rear garden finished in lawn and paved patio area, and garden store. Other attributes include oil fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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