



149 Joanmount Gardens, Belfast, BT14 6NZ

- Semi Detached Home
- Floored Roof Space
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Large, Fully Enclosed Rear Garden
- Two Bedrooms
- Lounge
- Bathroom; White Suite
- Private Driveway
- Views Towards Belfast

Offers Over £94,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LOUNGE 13'4" x 9'2"

KITCHEN WITH INFORMAL DINING AREA

13'0" x 7'1"

Modern fitted kitchen with range of high and low level storage units with contrasting effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. View towards Belfast. Integrated gas hob with stainless steel splashback and extractor hood over. Space for integrated oven. Plumbed and space for washing machine. Twin glass fronted display cabinets. Splashback panelling to walls. Gas boiler housed within matching unit. Open arch leading to utility store and under stairs storage. PVC door leading to rear garden.



FIRST FLOOR

LANDING

Access to floored roof space via slingsby style ladder.

BEDROOM 1 13'1" x 9'1"

BEDROOM 2 10'7" x 7'9" (wps)

View towards Belfast.

BATHROOM

White, three piece suite comprising panelled bath, wash hand basin and WC. Fully panelled walls.

FLOORED ROOFSpace 13'4" x 9'10" (plus under eaves)

Power, light, double radiator, dormer window and access to under eaves storage. Elevated view towards Belfast.

EXTERNAL

Double gates leading to paved private driveway area.

Low maintenance front garden.

External lighting.

Fully enclosed rear garden finished in paved patio areas, timber decking, water feature and range of plants, trees and shrubbery. Open aspect to rear.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Well presented, two bedroom, semi detached home with floored roof space, private driveway, private rear garden, and views towards Belfast, conveniently situated off Ballysillan Road/Oldpark Road, North Belfast.

The property comprises entrance hall, lounge, kitchen with informal dining area, utility store, two well-proportioned bedrooms, bathroom, and floored roof space.

Externally, the property has private driveway, and fully enclosed, low maintenance rear garden, enjoying open aspect and views to rear.

Other attribute include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards

