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FOR SALE

13 Mountainview Parade

Belfast BT14 7GY

Offers over £194,950

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Located within a well-established and highly convenient residential area just off the Crumlin Road, 13 Mountainview Parade is a beautifully presented three-bedroom semi-detached home offering spacious and versatile accommodation ideal for modern family living. Combining generous indoor space with attractive outdoor areas, this property is certain to appeal to first-time buyers, growing families, and those seeking a home in a convenient and well-connected location.

The accommodation comprises two bright and welcoming reception rooms, providing excellent space for both relaxation and entertaining, together with a fitted kitchen offering ample storage and workspace. Upstairs, there are three well-proportioned bedrooms and a white family bathroom suite, creating comfortable accommodation for the whole family.

Externally, the property enjoys a particularly attractive rear garden with neatly maintained lawns, feature paving, and a raised decking area, providing the perfect setting for outdoor dining, entertaining, or simply unwinding in a private and peaceful environment. To the front, a private driveway with attractive stone detailing provides off-street parking and leads to a detached garage, offering additional storage or workshop potential.

Ideally positioned within walking distance of a wide range of local amenities including shops, churches, a GP surgery, library, and the popular Clarendon Park, the property also benefits from excellent access to local primary schools and regular public transport services. Offering a superb combination of space, convenience, and family-friendly living, this excellent home is ready for its next owners to move in and enjoy.

HALLWAY 14'6 x 6'1 (4.42m x 1.85m)
Composite front door with feature glazed insets and side panels. Laminate wood flooring. Access to storage.

DINING ROOM 11'1 x 11' (3.38m x 3.35m)
Feature fireplace with marble inset and wood surround and mantle. Laminate flooring.

LIVING ROOM 11'6 x 11' (3.51m x 3.35m)
Laminate wood flooring. Sliding patio doors to rear garden.

FITTED KITCHEN 12'2 x 7'3 (3.71m x 2.21m)
Range of high and low level units with contrasting formica worktops. 1.5 sink bowl unit with mixer taps and drainer. Space for oven/hob. Space for dishwasher. Access to storage. Tiled splashback. Tiled flooring. Access to rear garden.

BEDROOM 1 11'7 x 10' 1 (3.53m x 3.05m 0.30m)
Built in sliderobes. Laminate wood flooring.

BEDROOM 2 10' 11 x 10'1 (3.05m 3.35m x 3.07m)

BEDROOM 3 7'3 x 9'2 (2.21m x 2.79m)
Built in sliderobes.

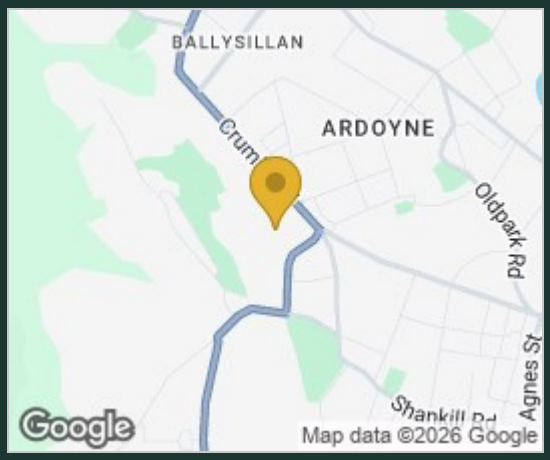
BATHROOM 5'4 x 7'4 (1.63m x 2.24m)
White suite comprising panelled bath with mixer taps and overhead shower. Pedestal wash hand basin with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled walls. Tiled flooring.

LANDING 7'4 x 8'11 (2.24m x 2.72m)
Access to floored roofspace. With eve storage and velux window.

GARAGE 9'1 x 17' 11 (2.77m x 5.18m 3.35m)
Light and power. Plumbed for washing machine. Roller door.

OUTSIDE
Enclosed front and rear gardens. Rear laid in lawns bordered by mature shrubbery. Raised feature decking. Outdoor light. Outdoor tap.

Front paved driveway for multiple vehicles.



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Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.

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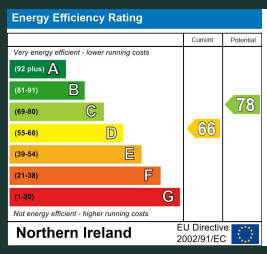

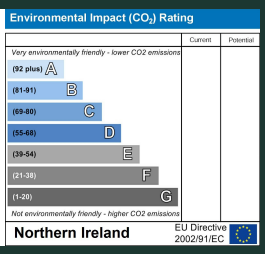

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