



## 74 DERMOTT HILL ROAD, BELFAST, BT12 7GB

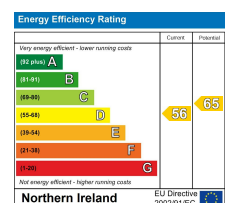
This is a rare opportunity to purchase this well-appointed semi-detached home that has been beautifully presented throughout and is well placed within this popular and highly sought-after residential location close to lots of schools, shops, and transport links, along with a short commute to the city centre, arterial links, and the wider motorway network, to name a few.

With extended accommodation extending to around an impressive 1163 sq ft and fresh presentation throughout, we have no hesitation in recommending viewing for this special purchase, and the accommodation is briefly outlined below.

Two good-sized bedrooms (originally three) and a feature spacious landing with some beautiful views, together with a white bathroom suite and access to a developed roof space, complete the first-floor accommodation.

On the ground floor, there is a spacious and welcoming entrance hall and a bright and airy living room with bay windows that is open plan to an eye-catching contemporary dining and entertaining area incorporating a feature Upvc double-glazed conservatory. There is also access to a high-gloss, fitted kitchen.

Gas-fired central heating and Upvc double glazing, as well as a privately enclosed, well-maintained rear garden with feature decking and outdoor tap, all add further to the appeal of this superb home.



OFFERS AROUND £169,950



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### Key Features

- Superbly placed within this highly sought-after location that is in constant demand and enjoys tremendous doorstep convenience.
- Two bedrooms (originally three), plus a developed roof space, and feature spacious landing, ideal home office / study space.
- Separate, fitted kitchen.
- Gas-fired central heating and Upvc double glazing.
- Beautifully presented throughout, it offers a rare opportunity to purchase within this preferred residential location.
- Close to lots of schools, shops, and transport links, as well as arterial routes, the wider motorway network, and ease of access to the city centre.
- Bright and airy living room with bay window and open plan to a dining area with access to a Upvc double-glazed conservatory.
- White bathroom suite on the first floor.
- Enclosed gardens and spacious living extend to around 1163 sq ft.
- Early viewing strongly recommended!





## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Storage understairs, cornicing, centre rose.

### LIVING ROOM

14'11 x 12'11

Feature bay window, cornicing, centre rose, archway to;

### DINING ROOM

17'6 x 10'0

Wooden effect strip floor, cornicing, centre rose, open plan to:

### UPVC DOUBLE GLAZED CONSERVATORY

### FITTED KITCHEN

11'4 x 9'2

Range of high and low level high gloss units, single drainer stainless steel sink unit, built-in oven, partially tiled walls, built-in hob, extractor fan, Upvc double glazed back door.

## FIRST FLOOR

### BEDROOM 1

12'4 x 11'1

Cornicing, centre rose.

### BEDROOM 2

12'6 x 11'0

Cornicing, centre rose.

## WHITE BATHROOM SUITE

Thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome effect towel warmer, pvc stripped ceiling, and walls, storage cupboard housing gas boiler.

## SPACIOUS LANDING / HOME OFFICE / STUDY SPACE

Stairs to;

## DEVELOPED ROOFSpace

15'11 x 9'4

Velux window.

## OUTSIDE

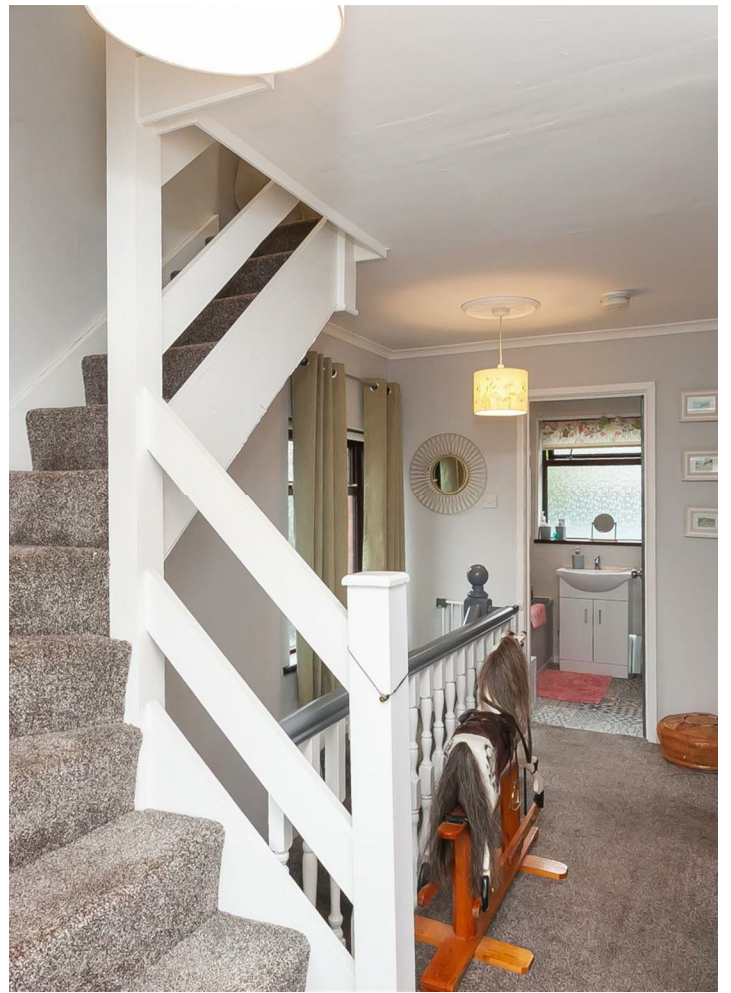
Privately enclosed, well maintained rear garden, feature decking, outdoor tap.



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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17946464**

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.

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