

## 44 Deerpark Road , Belfast, BT14 7PU

**Offers In The Region Of  
£194,950**

Stunning Extended And Superbly Appointed Semi Detached Villa Set Within A Tree Lined Avenue.

An exceptional home, extended and refurbished in past years to an excellent standard situated within this most popular tree lined Avenue. The spacious interior comprises 4 bedrooms, 2 plus reception rooms, extended fitted kitchen incorporating built-in oven and hob integrated fridge freezer with dining area and classic white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, downstairs furnished cloakroom, Pvc fascia and eaves, conservatory and extensive use of wood laminate and ceramic floor coverings.

Hard landscaped gardens with southernly aspect to rear combines with the perfect location to make this the perfect family home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		
	35	63
	EU Directive 2002/91/EC	

# 44 Deerpark Road

, Belfast, BT14 7PU



- Extended Period Semi Detached Villa
- Downstairs Furnished Cloakroom
- Upvc Double Glazed Windows
- Southernly Aspect To Rear
- 4 Bedrooms 2 Plus Reception Rooms
- Conservatory
- Hard Landscaped Gardens
- Extended Fitted Kitchen With Dining
- Gas Central Heating
- Classic White bathroom

### Enclosed Entrance Porch

Double glazed entrance door, ceramic tiled floor.

### Entrance Hall

Vestibule door, double panelled radiator, wood laminate floor.

### Lounge

14'0" x 12'0" (4.27 x 3.68)  
Double panelled radiator, wood laminate floor.

### Living Room

12'5" x 11'6" (3.81 x 3.53)  
Double panelled radiator, wood laminate floor.

### Extended Kitchen

15'8" x 14'11" (4.78 x 4.57)  
Bowel and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel

canopy extractor fan, integrated fridge/freezer, partly tiled walls.

### Dining Area

Panelled radiator, uPvc double glazed rear door, velux rooflight.

### Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, chrome radiator.

### Conservatory Rear Porch

Plumbed for a washing machine, dish washer.

### First Floor

Landing Fixed stair case to second floor

### Bedroom

15'4" x 11'1" (4.68 x 3.40)  
Panelled radiator.

### Bedroom

10'9" x 8'11" (3.28 x 2.74)  
Panelled radiator.

### Bedroom

9'4" x 7'4" (2.87 x 2.26)  
Panelled radiator.

### Bathroom

White suite comprising panelled bath, shower screen telephone hand shower, vanity unit, low flush wc, panelled radiator, part tiled walls, ceramic tiled floor.

### Second Floor

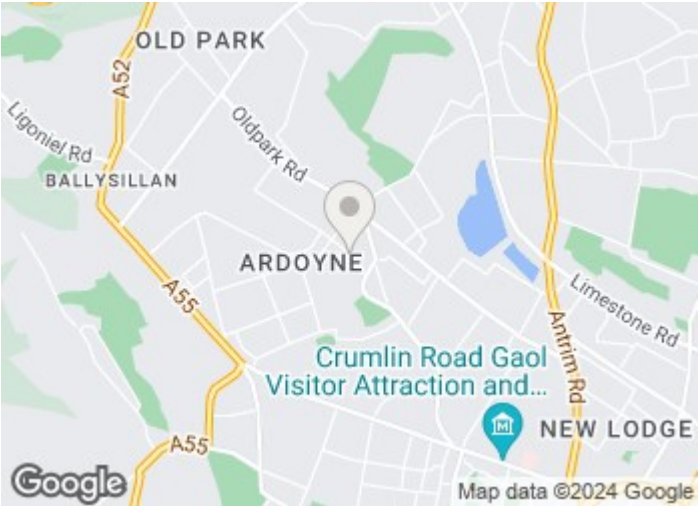
Landing

### Bedroom

14'7" x 14'5" (4.47 x 4.40)  
Twin velux roof lights, under eaves storage, panelled radiator.

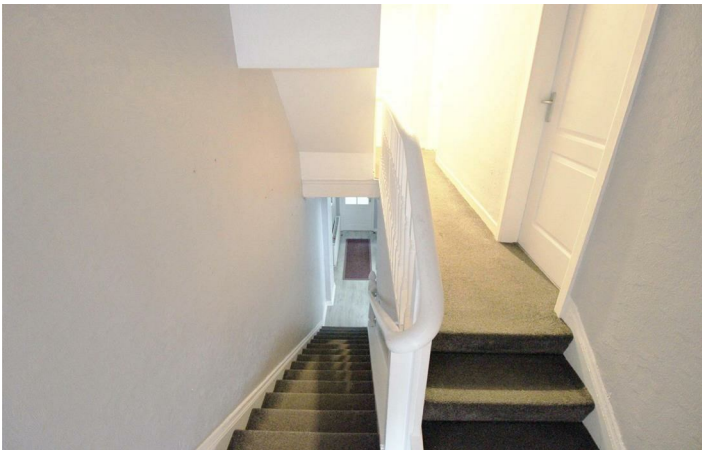
### Outside

Hard landscaped gardens front and south facing rear in patio and brick pavers. Outside light and tap. Raised flower beds.



### Directions





Floor Plan

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