

124 Deerpark Road , Belfast, BT14 7PX

**Offers In The Region Of
£159,950**

Substantial and Beautifully Presented Semi Detached Villa of Unique Design

Holding a prime position within this much admired tree lined Avenue this attractive semi detached villa will surpass expectations. The richly appointed interior comprises 3 bedrooms, superb roof space, lounge with patio doors to balcony, fitted kitchen and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, basement plus covered area, gas central heating, pvc fascia and eaves, replacement rain water goods and has been modernised and presented to a high standard in recent times.

Private hard landscaped gardens with southerly aspect to rear combines with a most convenient location to make this the perfect family home worthy of your immediate attention.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

124 Deerpark Road , Belfast, BT14 7PX



- Fabulous Beautifully Appointed Period Semi Detached Villa
- Superb Fitted Kitchen
- Gas Central Heating
- Basement with Covered Area
- 3 Bedrooms Superb Roof Space
- Modern White Bathroom
- Pvc Fascia And Eaves
- Lounge With Patio Doors To Superb Balcony
- Upvc Double Glazed Windows
- Hard Landscaped Gardens

Entrance Hall

Upvc double glazed entrance door, panelled radiator.

Lounge

16'9" x 9'6" (5.13 x 2.92)

Panelled radiator, Upvc double glazed French doors to superb balcony with awning and southernly aspect.

Kitchen

10'0" x 10'0" (3.07 x 3.07)

Bowel and a half single drainer stainless steel sink unit, extensive range of low level units, formica worktops, cooker space, stainless steel extractor fan, plumbed for washing machine, tumble dryer space, american fridge and freezer space, double panelled radiator, ceramic tiled floor, partly tiled walls.

First Floor

Landing, airing cupboard .

Bathroom

Modern white suite comprising panelled bath, telephone hand shower, electric shower, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling recessed lighting, chrome radiator.

Bedroom

10'2" x 9'8" (3.10 x 2.97)

Wood laminate flooring, panelled radiator.

Bedroom

10'0" x 10'0" (3.07 x 3.05)

Wood laminate flooring, panelled radiator

Bedroom

6'9" x 5'10" (2.06 x 1.78)

Wood laminate flooring, panelled radiator

Roof Space

18'0" x 7'10" (5.51 x 2.40)

Twin velux roof lights floored and sheeted, under eaves storage.

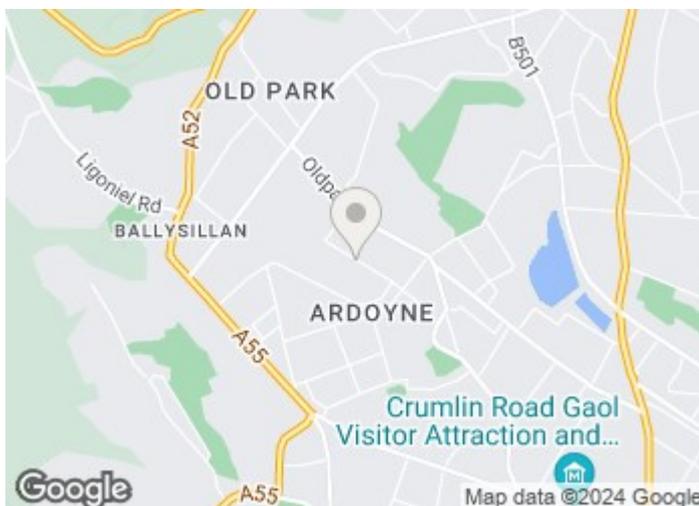
Outside

Hard landscaped gardens front and south facing rear, driveway, car parking to front, outside light and tap

Basement

10'0" x 10'0" (3.05 x 3.05)

Covered area, gas boiler light and power.



Directions



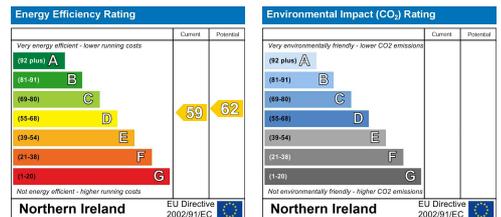
Floor Plan

124, Deerpark Road, BELFAST, BT14 7PX



Total Area: 91.2 m² ... 982 ft²
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

- | | | | | |
|--|---------------------------------------|--|-------------------------------------|---|
| ANDERSONSTOWN
028 9060 5200 | BALLYNAHINCH
028 9756 1155 | CAUSEWAY COAST
0800 644 4432 | FORETSIDE
028 9064 1264 | NEWTOWNARDS
028 9181 1444 |
| BALLYHACKAMORE
028 9047 1515 | BANGOR
028 9127 1185 | CAVEHILL
028 9072 9270 | GLENGORMLEY
028 9083 3295 | RENTAL DIVISION
028 9070 1000 |
| BALLYMENA
028 2565 7700 | CARRICKFERGUS
028 9336 5986 | DOWNPATRICK
028 4461 4101 | MALONE
028 9066 1929 | |



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark