

183 Deerpark Road , Belfast, BT14 7PY

Offers Around £159,950

Luxuriously Appointed And Modernised Extended Period Semi Detached Villa Within A Tree Lined Avenue

Holding a prime position within this highly regarded and much sought after residential location this attractive period semi detached villa has been luxuriously appointed throughout. The richly appointed interior comprises 3 bedrooms, through lounge into bay, extended luxury fitted kitchen with utility area and classic white bathroom suite. The dwelling further offers oil fired central heating, uPvc double glazed windows, Pvc fascia and eaves replacement rainwater goods and extensive use of wood laminate and ceramic floor coverings. Presented to an exceptionally high standard this dwelling will impress all who view with off street car parking and hard landscaped gardens the property is conveniently positioned to excellent local shopping, leading schools and public transport. Internal inspection highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	33	50
EU Directive 2002/91/EC		

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- Charming Extended Period Semi Detached Villa
- Beautiful Tree Lined Avenue
- 3 Bedrooms Through Lounge
- Extended Kitchen With Utility Area
- Classic White Bathroom Suite
- Oil Fired Central Heating
- Upvc Double Glazed windows
- Pvc Facia And Eves
- Hard Landscaped Gardens
- Off Street Carparking

Enclosed Entrance Porch

UPvc double glazed entrance door, panelled radiator.

Entrance Hall

Storage cupboard, double panelled radiators, wood laminate floor, under stairs storage.

Through Lounge

21'6" x 10'10" (6.56 x 3.31)
Bow window, Double panelled radiator, wood laminate floor.

Dining Area

Upvc double glazed patio doors to patio, panelled radiator

Extended Kitchen

17'3" x 7'2" (5.28 x 2.20)
bowl and a half single drainer white ceramic sink unit, extensive range of high and low level units, formica

worktops, cooker space, canopy extractor fan, plumbed for washing machine, integrated under fridge and freezer, partly tiled walls, panelled radiator, ceramic tiled floor.

Utility Area

Plumbed for washing machine, tumble dryer space, formica worktop, glass dresser units 1/4 panelled walls, ceramic tiled floor, uPvc double glazed rear.

First Floor

Landing, wood laminate flooring, hot press.

Bathroom

Modern white bathroom suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, Pvc panelled walls, recessed lighting, panelled radiator.

Bedroom

7'10" x 7'1" (2.39 x 2.17)
Wood laminate floor, panelled radiator.

Bedroom

11'5" x 7'3" (3.50 x 2.22)
Full range of built-in mirrored slider robes, wood laminate floor, panelled radiator.

Bedroom

9'5" x 8'2" (2.89 x 2.50)
Wood laminate floor, panelled radiator.

Roofspace

Slingsby type ladder floored and sheeted, panelled radiator, velux rooflight.

Outside

Hard landscaped gardens front and rear with feature patio and sun decks to rear, outside light and tap. Oil fired central boiler, oil tank.

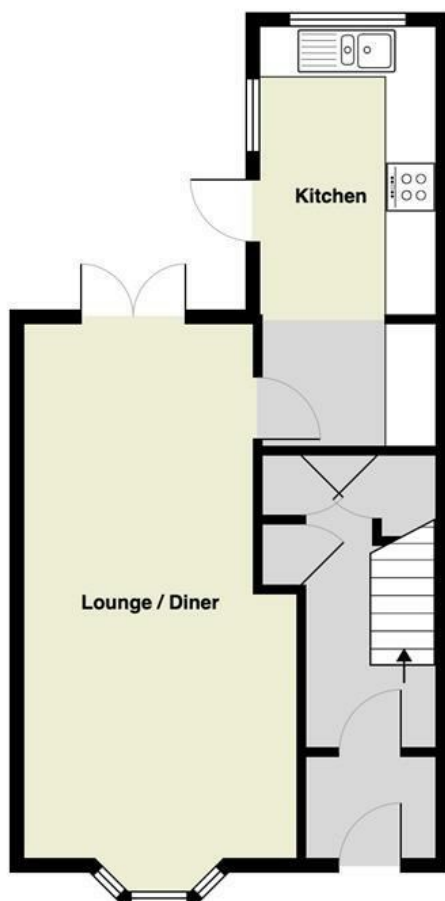


Directions

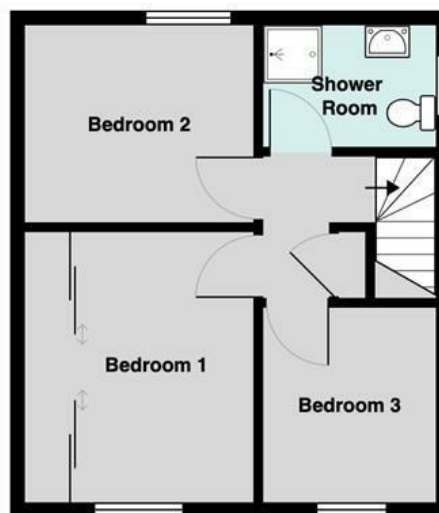


Floor Plan

183 Deerpark Road, BELFAST, BT14 7PY



Ground Floor

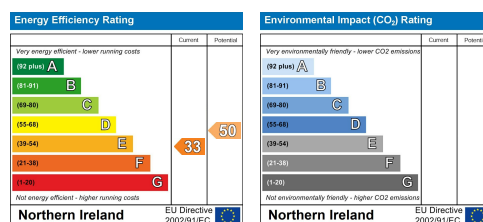


First Floor

Total Area: 69.7 m² ... 750 ft²

All measurements are approximate and for display purposes only

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