



ULSTER PROPERTY SALES

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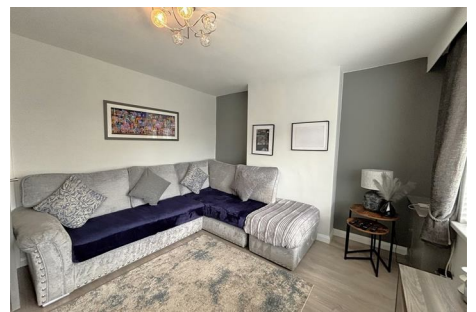
CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



3 Deerpark Road , Belfast, BT14 7PT

Offers Over £179,950

Fabulous Opportunity To Purchase A Stunning Extended Period Semi Detached Villa Presented to "Showhome" Standards With Superb Rear Garden.

A stunning period semi detached villa which has been extended, modernised and extensively refurbished creating a home which will have immediate appeal. The immaculate interior comprises 3 bedrooms, lounge, living area, luxury newly fitted kitchen with informal dining and modern newly installed white bathroom suite. The dwelling further offers recently installed gas central heating, uPvc double glazed windows and exterior doors, new interior doors, exterior storage/utility area and has benefited from a "back to brick" refurbishment including rewiring, replumbing, re-roofing, re-plastering and has been stylishly presented throughout. A delightfully private hard landscaped garden offers a wonderful space for the family to enjoy and driveway parking combines with little or no maintenance to make this the perfect luxury family home - Early Viewing is 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		EU Directive 2002/91/EC

3 Deerpark Road , Belfast, BT14 7PT



- Stunning Extended Semi Detached Villa
- Recently Installed Deluxe Bathroom
- "Back to Brick" Refurbishment
- Presented To "Showhome" Standards
- 3 Bedrooms Lounge Living Area
- Gas Central Heating
- Superb Rear Garden Excellent Storage
- Recently Installed Luxury Kitchen
- Upvc Double Glazed Windows
- Driveway Parking

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, double panelled radiator.

Lounge

12'4" x 13'7" (3.76 x 4.16)
Wood laminate floor, double panelled radiator.

Living Area

Ceramic tiled floor, built in storage, concealed gas boiler, double radiator x 2.

Bathroom

Fully tiled modern white suite comprising walk in shower cubicle, thermostatically controlled drench shower, telephone hand shower,

vanity unit, low flush wc, tiled walls, ceramic tiled floor. feature radiator.

Kitchen

13'11" x 12'7" (4.25 x 3.85)
Bowl and a half stainless steel sink unit, extensive range of high gloss high and low level units, formica worktops, cooker space, stainless steel canopy extractor fan, fridge/freezer housing, ceramic tiled floor, partially tiled walls, upvc double glazed rear door.

First Floor

Landing.

Bedroom

10'2" x 10'2" (3.12 x 3.11)
Wood laminate floor, double panelled radiator.

Bedroom

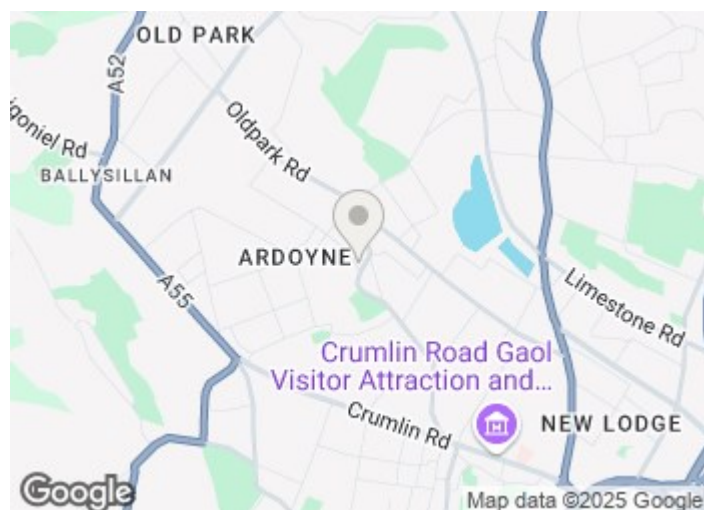
8'2" x 8'1" (2.51 x 2.48)
Wood laminate floor, double panelled radiator.

Bedroom

11'2" x 8'5" (3.42 x 2.58)
Wood laminate floor, built in storage, double panelled radiator.

Outside

Driveway parking. Hard Landscaped gardens front with hedging, vertical panel fencing. Hard landscaped rear in artificial grass, feature decking area, horizontal panel fencing, covered storage/utility, plumbed for washing machine, outside light and tap.



Directions



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

