



27 Deramore Gardens, Ormeau Road, Belfast, BT7 3FN

Asking Price £289,950

Located in a highly desirable location just off the, Ormeau Road No 27 Deramore Gardens would be the perfect purchase for those looking for a spacious and extended three bedroom semi-detached residence. A sought after location, especially with families seeking convenience to the vast array of coffee shops, restaurants, shops etc, off the very popular Ormeau Road. Walking distance to transport routes providing easy access to Belfast's City Centre and the excellent schools associated with the area. Internally, the property comprises a welcoming reception hall, lounge open to the dining area and extended fitted kitchen. Upstairs there are two 1st floor bedrooms and a white bathroom suite. Bedroom 3 is located on the 2nd floor. Externally there is an enclosed mature rear garden, lawn gardens to the front and car parking in the driveway. We would urge viewing at your earliest convenience.

- Extended semi detached home
- Extended fitted kitchen
- 1st floor white bathroom suite
- Double glazed windows
- Gardens to the front and rear
- Lounge with feature fireplace open to the dining area
- 3 bedrooms, two on the 1st floor
- Gas central heating
- Off street parking
- A lovely residential location just off the Ormeau Road

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	61
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises



Hardwood and glass panelled front door leading to the entrance hall.

Entrance hall

Laminate flooring.

Lounge / dining 24'6 x 9'4 (7.47m x 2.84m)



Laminate flooring. Feature fireplace with raised tiled hearth housing a coal effect gas fire. Open to the dining area

Dining area



Laminate flooring.

Extended kitchen 16'8 x 9'1 at widest points (5.08m x 2.77m at widest points)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, plumbed for washing machine, fridge freezer space, laminate flooring, gas boiler, under stairs storage.

Additional kitchen image



Bathroom 6'7 x 6'5 (2.01m x 1.96m)



1st floor

Bedroom 1 13'1 x 10'4 (3.99m x 3.15m)



White suite comprising panelled bath, mixer taps, telephone hand shower, Triton Alicante shower, low flush w/c, wash hand basin with storage below, part tiled walls, tiled floor, pvc panelled ceiling, recessed spotlights, chrome towel radiator.

2nd floor

Stairs to bedroom 3

Bedroom 3 12'7 x 10'3 (3.84m x 3.12m)



Bedroom 2 9'7 x 7'5 (2.92m x 2.26m)



Roof window, eaves storage, recessed spotlights.

Outside

Driveway with off street parking to the front.

Front gardens

Gardens to the front laid in lawn, with mature hedging.

Rear gardens



Gardens to the rear laid in lawn with additional brick paved patio area, outside tap, garden shed.

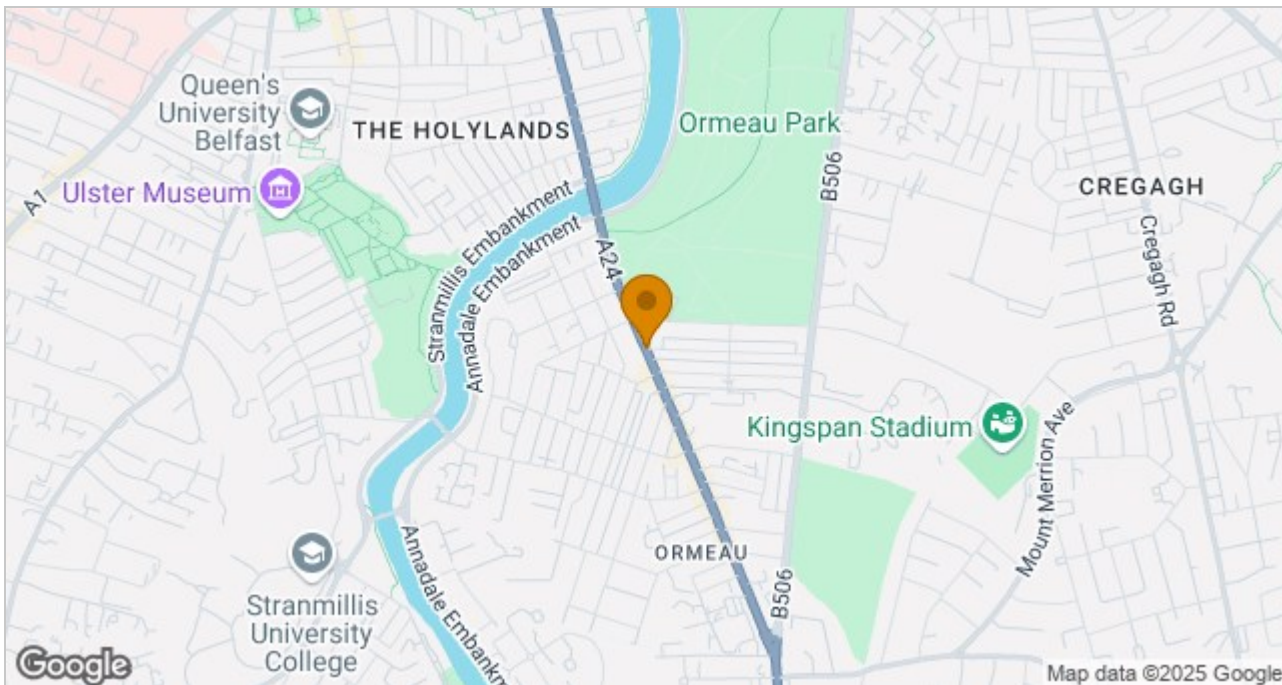
Rear elevation



Floor Plan



Area Map



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