



3 Deramore Court
Belfast
BT9 5JY

Asking Price
£225,000

Dougan

RESIDENTIAL

Telephone 028 9030 8855
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KEY FEATURES

- First Floor Apartment Located Off The Malone Road, South Belfast
- Cul-De-Sac Position In Deramore Park South
- Ease Of Access To Belfast City Centre And Main Arterial Routes
- Living Room With Feature Open Fire
- Separate Fitted Kitchen
- Two Generous Bedrooms
- Well Appointed Bathroom In Luxury White Suite
- Excellent Storage Including Roof space Access
- Oil Fired Central Heating
- One Allocated Parking Space
- Garage & Private Paved Garden
- Early Viewing Advised



SUMMARY

Located in a well established and sought after development off the affluent Malone Road, this apartment will appeal to a range of buyers such as first time buyers, professionals and those wishing to downsize.

The apartment comprises of a bright and spacious living room with feature open fire, separate kitchen, two generous bedrooms and a well appointed bathroom.

Externally the apartment benefits from a private garden, garage and one allocated car parking space.

Early viewing is advised to appreciate this fine home.



ACCOMMODATION:

First Floor:

ENTRANCE HALL: Wooden front door, cloakroom, hot press, wooden floor, roof space access

KITCHEN: 11' 5" x 9' 5" (3.48m x 2.87m) Range of high and low level units, formica work surfaces, stainless steel sink unit, integrated oven and hob, breakfast bar, space for fridge freezer, plumbed for washing machine, spot lighting, partly tiled walls

LIVING ROOM: 18' 2" x 11' 7" (5.54m x 3.53m) Feature open fire with tiled hearth and wooden mantle, spot lighting and wooden floor

BEDROOM (1): 15' 6" x 11' 6" (4.72m x 3.51m)

BEDROOM (2): 11' 7" x 9' 7" (3.53m x 2.92m)

WALK IN ROBE: 6' 3" x 4' 6" (1.91m x 1.37m)

BATHROOM: Panel bath with rainwater drench power shower, wash hand basin with chrome taps and vanity unit, low flush w.c, tiled floor, fully tiled walls, spot lighting, extractor fan

Outside

GARAGE: 17' 5" x 9' 1" (5.31m x 2.77m)

One allocated parking space.

Private, paved garden with timber fencing.

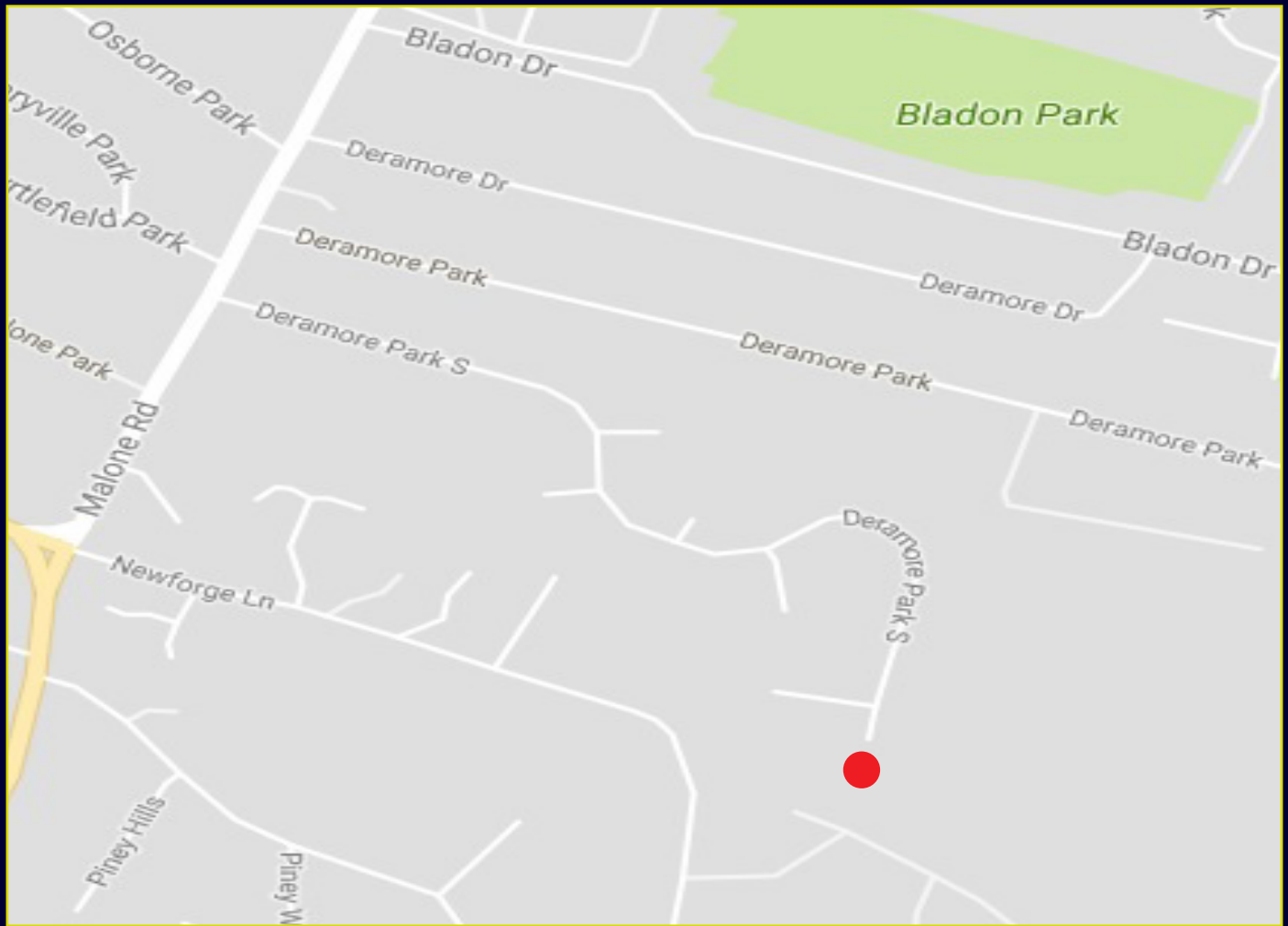








LOCATION MAP



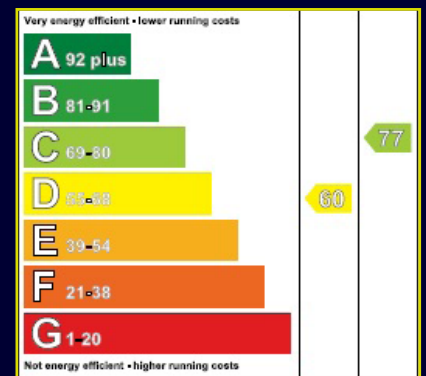
DIRECTIONS: Deramore Park South, Off The Malone Road, South Belfast

EPC



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