



20 Deramore Gardens  
Ormeau  
Belfast, BT7 3FN

Offers Around  
**£199,950**



- Highly Desirable Ormeau Location
- Spacious Semi Detached Ideal For Families / First Time Buyers
- 3 Bedrooms
- Living Room Opening Onto Dining Room
- Fitted Kitchen
- Shower Room With Electric Shower
- Driveway, Front and Large Rear Garden
- Oil Fired Central Heating & Double Glazing

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	65
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>			
<small>EU Directive 2002/91/EC</small>			



## Description

Located on desirable Deramore Gardens this attractive semi detached house will be of great appeal to first time buyers and young families alike. Situated within easy reach of popular Ormeau Road amenities including schools, leisure facilities, cafes and boutique shops this area continues to be in high demand.

The property comprises a living room opening onto dining room, kitchen, 3 bedrooms, shower room, front paved garden, driveway and generous rear garden laid to lawn along with oil fired central heating and double glazing.

### Ground Floor

#### ENTRANCE HALL:

Pvc double glazed door and window to front, electric meter cupboard, radiator, picture rail, coving

#### LIVING ROOM:

*3.92m x 3.14m (12' 10" x 10' 4")*

Pvc double glazed bay window to front, laminate wooden floor, radiator, fireplace with raised tiled hearth and open fire, ceiling coving

#### DINING ROOM:

*4.m x 2.97m (13' 1" x 9' 9")*

2 x double glazed windows to rear, laminate wooden floor, radiator, ceiling coving

#### KITCHEN:

*5.m x 2.1m (16' 5" x 6' 11")*

Pvc double glazed window and door to rear, radiator, tiled effect vinyl flooring, range of high and low level units, single drainer sink unit with mixer taps, double drainer sink unit with mixer taps, space and



plumbed for washing machine, space for cooker, space for fridge freezer, under stairs storage

## First Floor

### **BEDROOM (1):**

*3.1m x 3.m (10' 2" x 9' 10")*

Pvc double glazed window to front, radiator, picture rail, ceiling coving



### **BEDROOM (2):**

*3.m x 3.m (9' 10" x 9' 10")*

Pvc double glazed window to rear, radiator, picture rail, ceiling coving

### **BEDROOM (3):**

*2.36m x 2.m (7' 9" x 6' 7")*

Pvc double glazed window to front, radiator

## Outside

Paved front garden, driveway to side and large rear garden laid to lawn, pvc oil tank, oil fired central heating boiler, water tap



# Additional Images





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