



NICHOLAS
RESIDENTIAL



16 Deramore Gardens

Belfast BT7 3FN

£1,250 Per month

Welcome to 16 Deramore Gardens!

This is a modern three-bedroom semi-detached property ideally located off the Ormeau Road in the heart of South Belfast. The Ormeau Road is within walking distance, providing an abundance of shops, bars, restaurants & frequent transport into the City Centre. For great shopping, you are only minutes from the popular Forestside Shopping Centre.

The ground floor comprises a lounge through to the dining area, a modern shaker-style fitted kitchen with a wide range of appliances, a utility area & a separate WC room. Upstairs are two double bedrooms, one single bedroom and a white three-piece bathroom suite. Further benefits include gas-fired central heating & fully double-glazed.

To the front of the property is a low-maintenance garden area and a driveway providing ample off street parking. To the rear is a generous enclosed garden laid in lawn & a detached single garage.

The property comes furnished & is available for move-in from the 2nd of September 2024

Call 02890 388383 to arrange your personal viewing today!

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Modern semi detached property ideally located off the Ormeau Road (Non HMO)
- Spacious lounge through to dining area
- Shaker style fitted kitchen with a wide range of appliances
- Separate utility room & a downstairs WC
- Two double bedrooms & one single bedroom
- White three piece bathroom suite
- Private & enclosed garden areas to front & rear
- Ample off street parking & detached single garage
- Gas fired central heating & uPVC double glazed
- Furnished & available from the 6th of September 2024



Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	71
(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	



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

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