



Apt 5 Deramore Manor, 1a Deramore Park South, Belfast, BT9 5JY

Guide Price £250,000

We are pleased to offer for sale this well presented top floor apartment located in a small & secure development just off the Malone Road. The accommodation is spacious and comprises two bedrooms (master with en-suite), large living room, separate kitchen & bathroom suite. Further benefits include gas fired central & triple glazing along with allocated and visitor parking. An ideal opportunity for a range of prospective purchasers including those downsizing or first time buyers, viewing is recommended.

- A Well Appointed Top Floor Apartment In A Small Gated Development
- Spacious Lounge With Large Feature Window
- Bathroom Suite & Excellent Storage Off Reception Hall
- Allocated Car Parking Space & Visitor Parking
- Two Good Sized Bedrooms (Master With En-suite)
- Well Fitted Kitchen
- Triple Glazed Windows / Gas Fired Central Heating
- Ideal For Those Looking To Downsize Within BT9

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	74
(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			

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Steps to first & second floors.

ON THE SECOND FLOOR

APARTMENT FIVE

Hardwood front door.

RECEPTION HALL

Intercom. Two storage cupboards off.

LIVING / DINING 23'3" x 15'5" (7.1 x 4.7)



Feature fireplace & large window.



KITCHEN 16'0" x 8'6" (4.9 x 2.6)



Range of high and low level units, stainless steel sink unit with drainer & mixer tap, plumbed for washing machine, integrated dishwasher, part tiled walls, extractor fan.



BEDROOM ONE 12'9" x 9'6" (3.9 x 2.9)



ENSUITE



White suite comprising enclosed shower, low flush W.C, wash hand basin with vanity unit below, fully tiled walls, tiled floor.

BEDROOM TWO 12'1" x 10'2" (3.7 x 3.1)



BATHROOM



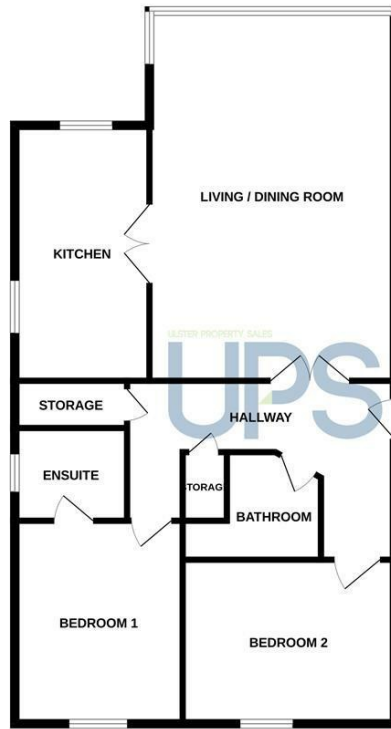
White suite comprising panel bath with telephone hand shower, low flush W.C, pedestal wash hand basin, fully tiled walls, tiled floor.

OUTSIDE

Gated entrance, allocated parking space & visitor parking.

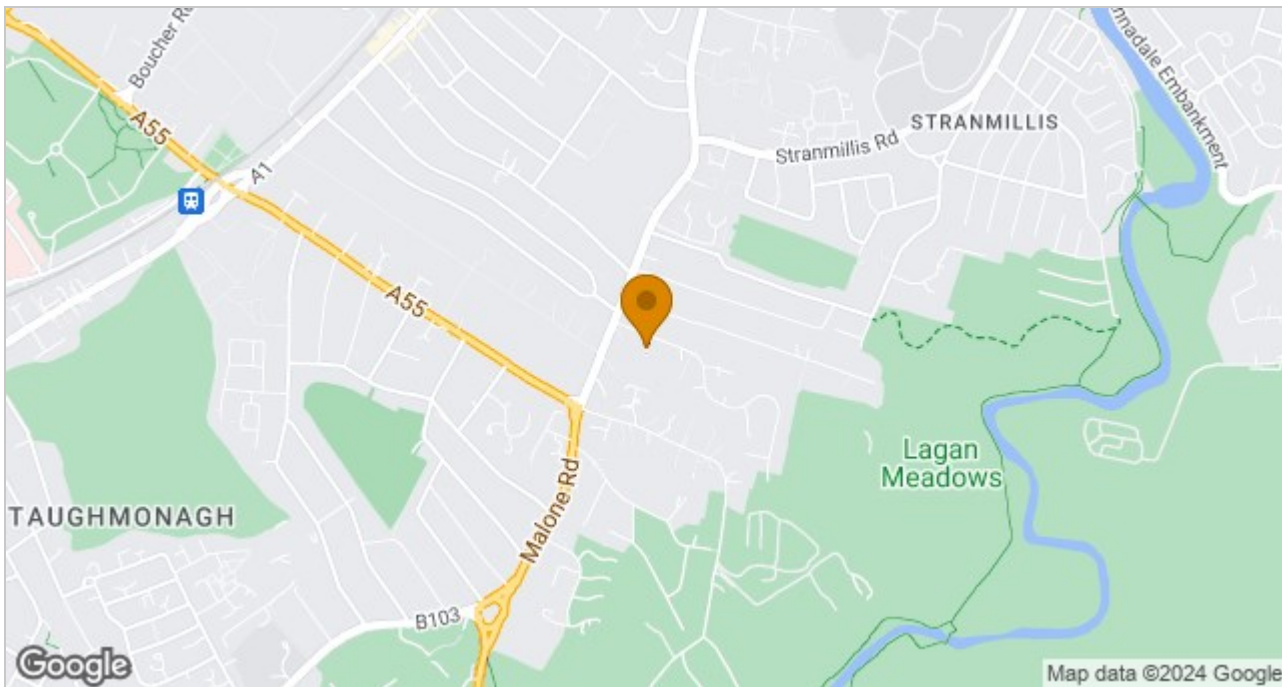
Floor Plan

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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.

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