



36 Delamont Park, Casaseldona, Belfast, BT6 9RJ

Asking Price £197,500

Delamont park is a quiet cul-de-sac in the Casaseldona area located just off the Upper Knockbreda Road, a short distance from the Cregagh and Castlereagh roads. Conveniently positioned close to an excellent selection of shops, leading primary & post primary schools and public transport facilities, it is in the perfect location to take advantage of all that the local and surrounding areas has to offer. This red brick semi-detached home has been maintained to an excellent standard throughout and comprises of a spacious lounge with a separate dining room, modern fitted kitchen, three good sized bedrooms and a recently installed luxury shower suite on the first floor. In addition to this the property also benefits from gas fired central heating, double glazing, off street parking for up to 3 cars. Outside there are well maintained gardens to the front and also to the rear. To the side and rear there are fantastic over Belfast and beyond. With little to do but just adding your own personal touches, this is a fantastic home for a first time buyer looking to take their first step on the property ladder or young family looking for that extra bit more space. With demand continuing to outweigh supply we don't anticipate this one sitting around for long, so make sure to arrange your viewing at your earliest convenience!

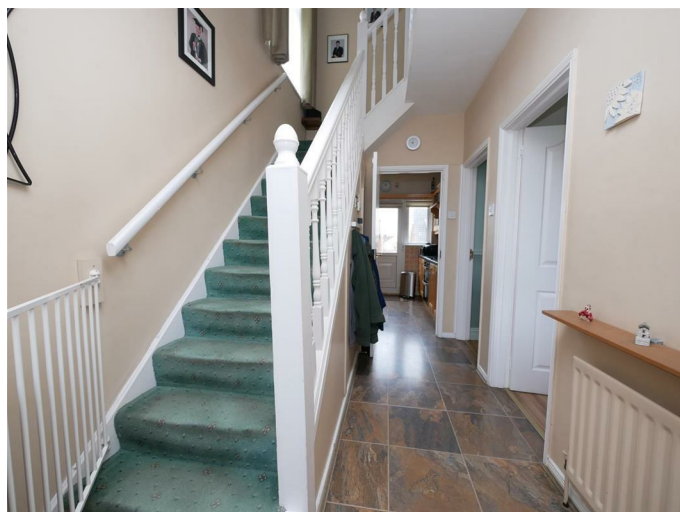
- Attractive semi detached home
- Two separate reception rooms
- Modern shower suite
- Double glazed windows
- Well maintained gardens to the front and rear
- Three bedrooms
- Fitted kitchen
- Gas central heating
- Off street parking for up to 3 cars
- Cul de sac position

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		67	74

EU Directive 2002/91/EC

The accommodation comprises
Pvc double glazed front door leading to entrance hall.

Entrance hall



Tile effect laminate flooring, under stairs cloaks.

Lounge 12'4 x 12'1 (3.76m x 3.68m)



Laminate flooring,

Dining room 12'4 x 11'9 (3.76m x 3.58m)



Laminate flooring.

Kitchen 8'9 x 8'1 (2.67m x 2.46m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and double oven, extractor fan, part tiled walls, integrated fridge, integrated dishwasher, tile effect flooring.

1st floor

Landing, access to the roof space via a slingsby ladder approach, gable window providing excellent City views.

Bedroom 1 12'1 x 10'7 (3.68m x 3.23m)



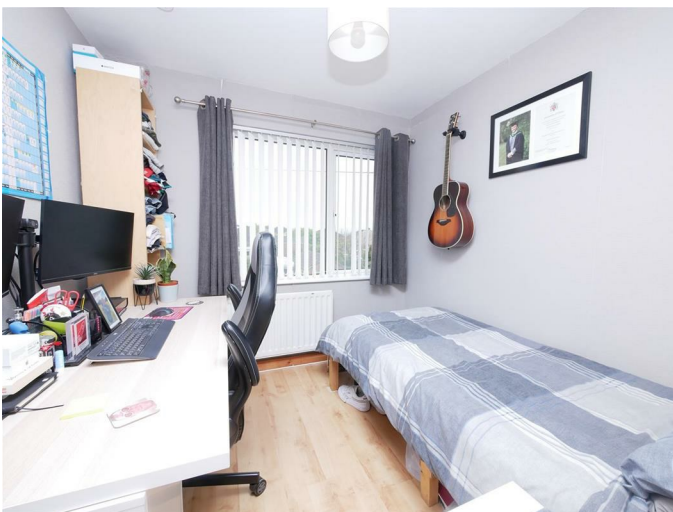
laminare flooring.

Bedroom 2 11'8 x 10'7 (3.56m x 3.23m)



Laminare flooring, excellent City views.

Bedroom 3 8'7 x 8'6 (2.62m x 2.59m)



Laminare flooring, built in robe.

Shower room 7'9 x 6'5 (2.36m x 1.96m)



Recently installed shower suite comprising walk in shower with thermostatically controlled shower with feature chrome waterfall fittings. Low flush w/c, wash hand basin with storage below, tiled walls. pvc panelled ceiling, recessed spotlights, tiled floor, wall mounted radiator, built in storage and gas boiler.

Outside

Tarmac driveway with off street parking with ample off street parking for 2-3 cars.

Front gardens



Gardens to the front laid in lawn bounded by hedging.

Rear gardens



Enclosed gardens to the rear laid in lawn, additional loose stone seating area, outside tap and lights, side covered access to the side gate / driveway. large garden shed with light and power.

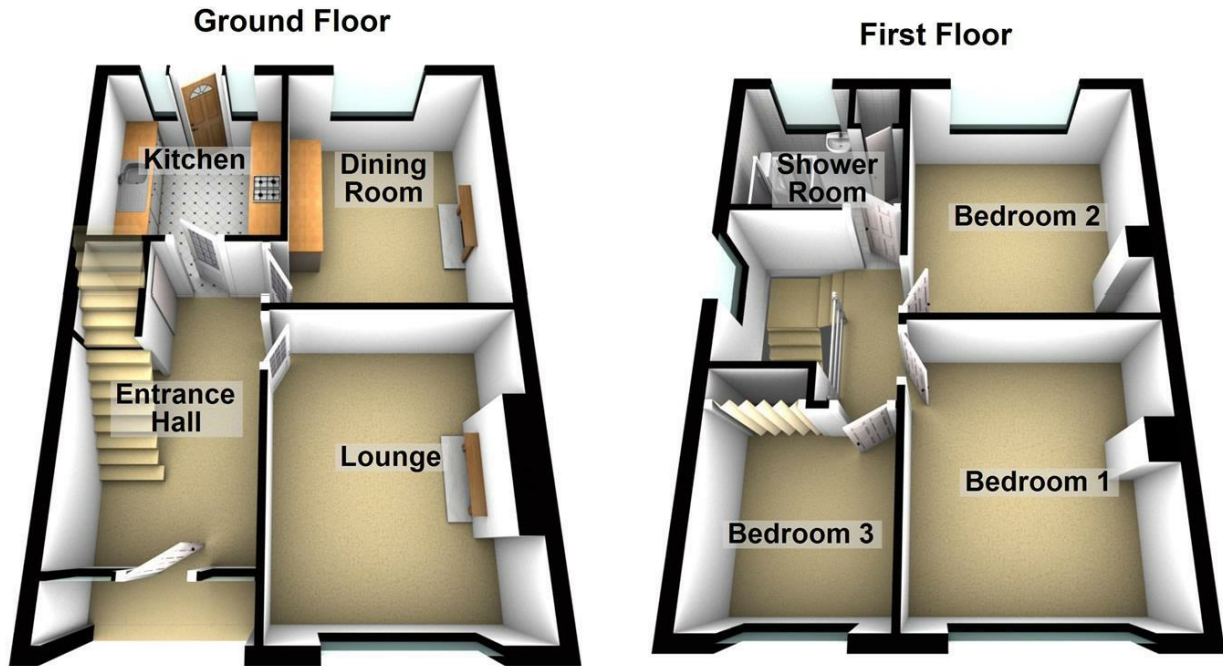
Additional garden image



Views



Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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