



HMK Property
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4 Derlett Street, Belfast, BT7 3AT

Asking price £189,000

HMK Property is delighted to introduce No.4 Derlett Street to the sales market. This beautifully presented 3 bed mid-terrace is located just off the vibrant Ormeau Road. The property consists of a large open plan living dining room with dual aspect windows, including a large bay, cast iron open fire and laminate flooring throughout. There is a small, well appointed kitchen with direct access to a tidy rear yard. On the first floor is the master bedroom with bespoke built in wardrobes with panelled doors, dual aspect uPVC windows, and luxurious carpet. Next door is a spacious modern bathroom suite with corner shower, bath, low flush w/c and sink. On the second floor there are two further bedrooms, both with velux windows. To the front of the property, there is ample on street parking. Given No.4's prime location and walking distance to cafes, bars and restaurants this is the ideal location for any first time buyer, young professional couple or investor. To arrange a viewing, contact HMK Property today 02890397712.

ENTRANCE HALL



Oak effect laminated timber floor with feature wall panels

LOUNGE/DINING AREA 23'1" x 9'0" (7.06m x 2.76m)



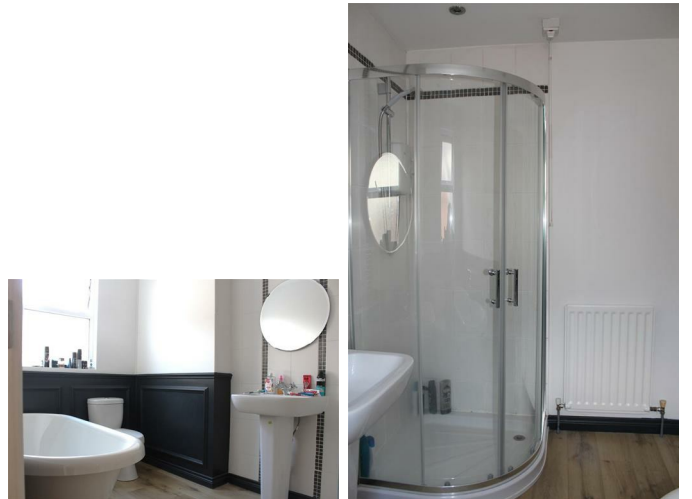
A spacious front lounge and dining area with dual aspect uPVC double glazing, including bay window, a beautiful cast iron fireplace and slate hearth, solid Oak doors, Oak effect laminated timber floor and storage under stairs.

KITCHEN 9'10" x 7'6" (3m x 2.3m)



Range of high and low level units. Marble effect laminated worktops. Glass splashback. Filter hood above. Single drainer sink unit with mixer tap. Engineered solid Oak floor. Recessed spotlights. Built in cupboard with gas fired combi boiler.

BATHROOM



Free standing bath tub with centre mount mixer tap. Quadrant shower cubicle with Triton electric shower. Close couple low flush wc. Pedestal wash hand basin. Part tiled walls. Recessed spotlights. Oak effect laminated timber floor and solid Oak door.

MASTER BEDROOM 11'5" x 10'0" (3.5m x 3.07m)



A spacious master bedroom with luxurious carpet and bespoke built in wardrobes with panelling, dual aspect uPVC double glazed windows and solid Oak doors.

BEDROOM TWO 12'7" x 10'7" (3.86m x 3.23m)



A spacious double bedroom with solid Oak door, laminated timber floor and large roof velux window.

BEDROOM THREE 10'0" x 7'9" (3.05m x 2.37m)



A good sized room with Oak door, Pine floor and a velux window

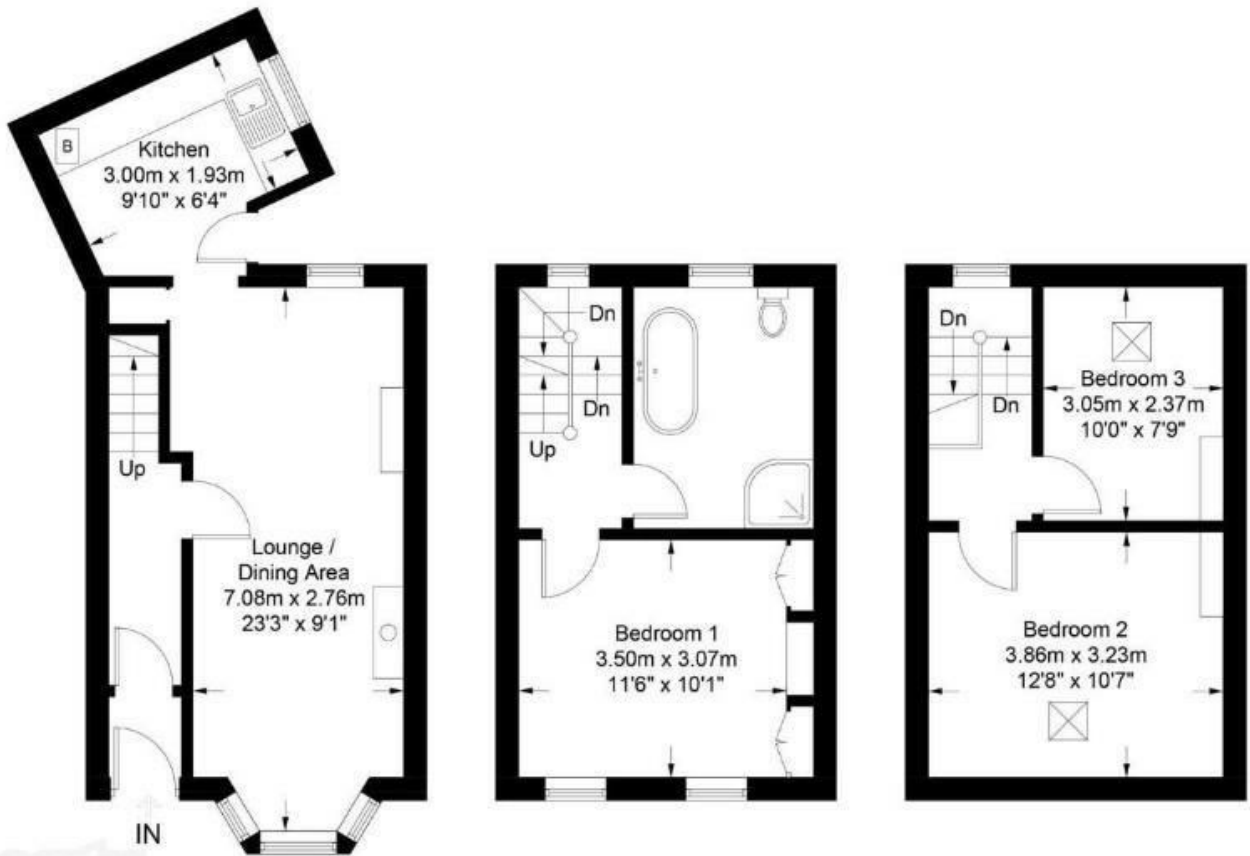
OUTSIDE



To the rear of the property there is a neat enclosed courtyard. To the front of the property there is ample on street parking.

Floor Plan

4 Derlett Street, Belfast

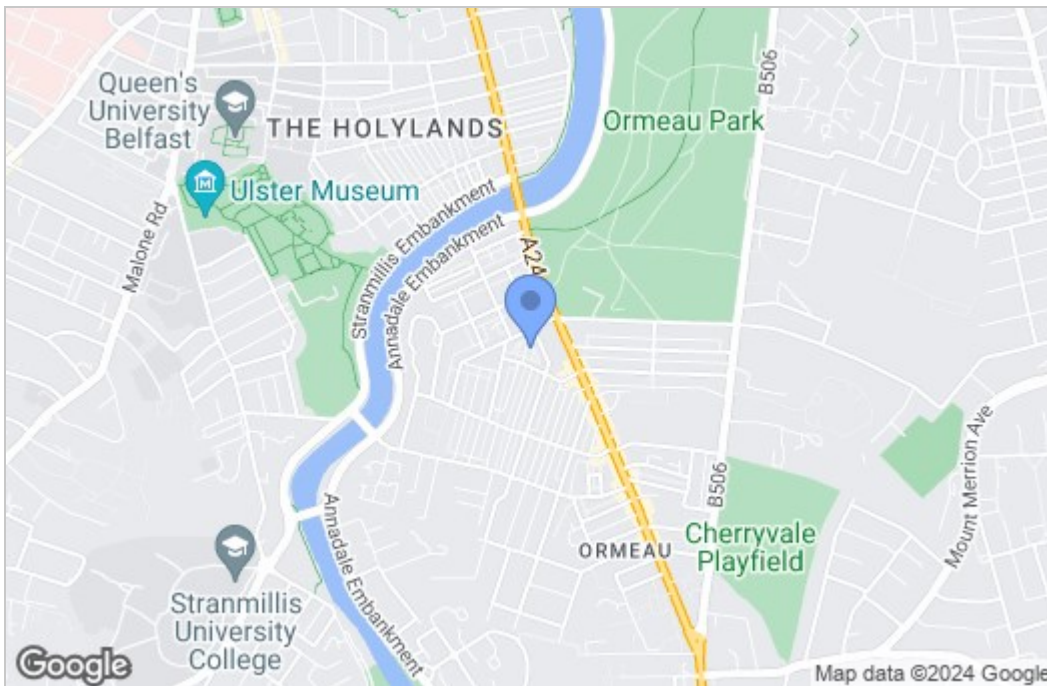


Ground Floor

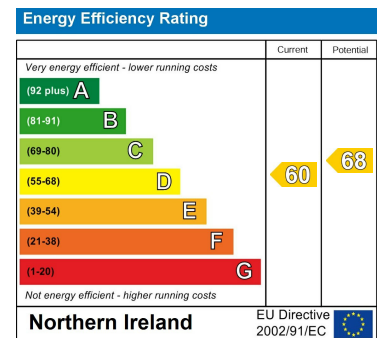
First Floor

Second Floor

Area Map



Energy Efficiency Graph



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