



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



11 Deerpark Gardens , Belfast, BT14 7QA

Offers In Excess Of £169,950

Attractive Red Brick Semi Detached Villa in Quiet Cul de Sac

Holding a prime cul de sac position this handsome red brick semi detached villa will have immediate appeal. The spacious interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen with built-under oven and hob plus modern white bathroom complete with electric shower. The dwelling further offers oil fired central heating, upvc double glazed windows, pvc fascia and eaves and has been maintained to a good standard over the years. A detached matching garage, private gardens with extensive rear and the most convenient location with excellent local shopping, schools and public transport only a short walk away.

Internal inspection highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) 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		EU Directive 2002/91/EC

11 Deerpark Gardens

, Belfast, BT14 7QA



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- Handsome Red Brick Semi Detached Villa
- Fitted Kitchen
- Pvc Fascia And Eaves
- Mature Gardens
- Quite Cul De Sac Position
- Modern White Bathroom
- Upvc Double Glazed Windows
- 3 Bedrooms 2 Reception Rooms
- Oil Fired Central Heating
- Detached Garage

Entrance Hall

Upvc double glazed entrance door, double panelled radiator, under stairs storage.

Lounge

12'8" x 12'1" (3.87 x 3.69)

Attractive hardwood fireplace with tiled inset, panelled radiator.

Living Room

11'1" x 9'10" (3.40 x 3.01)

Panelled radiator.

Kitchen

8'8" x 9'10" (2.66 x 3.01)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in double under oven and

hob, extractor fan, plumbed for washing machine, under fridge space, panelled radiator, fully tiled walls, upvc double glazed rear door.

First Floor

Landing, hot press.

Bathroom

Modern white suite comprising vanity unit, low flush wc, shower cubicle, electric shower unit, fully tiled walls.

Bedroom

10'0" x 8'11" (3.07 x 2.72)

Built-in wardrobes with cupboards above, panelled radiator.

Bedroom

12'9" x 9'10" (3.89 x 3.02)

Panelled radiator.

Bedroom

9'8" x 8'7" (2.97 x 2.64)

Built-in robe, panelled radiator.

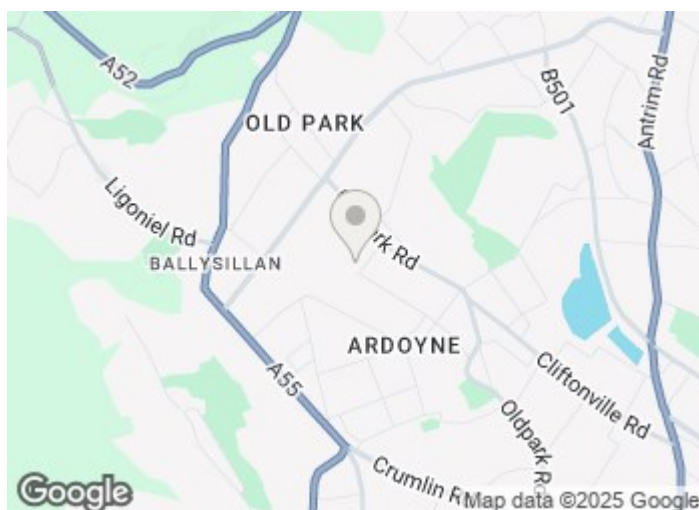
Detached Garage

15'9" x 8'2" (4.82 x 2.49)

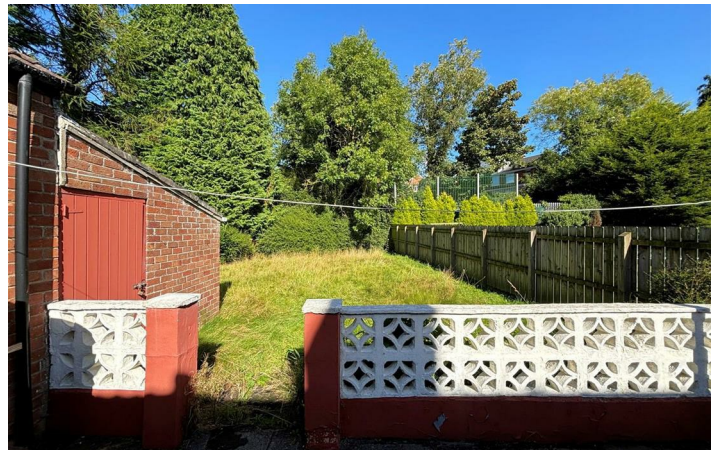
Up and over door, oil boiler. Driveway

Outside

Mature gardens front and extensive rear in lawns, mature shrubs, hedging and flower beds, patio area, outside light and tap, oil tank, garden store.



Directions



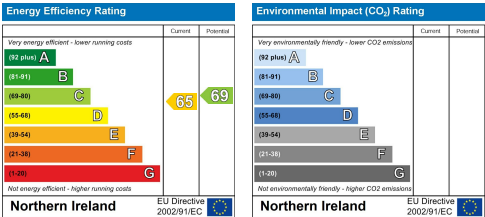
Floor Plan

11 Deerpark Gardens, BELFAST, BT14 7QA



Total Area: 80.6 m² ... 868 ft² (excluding garage)
All measurements are approximate and for display purposes only

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