



105b Deramore Avenue, Ormeau Road, Belfast, BT7 3ET

Asking Price £220,000

Of recent construction, this superb town house offers the perfect blend of modern contemporary living and convenience to the Ormeau Road and the array of Cafés, restaurants and entertainment facilities. Stranmillis Village, Queens University, the Lagan Tow Path and transport links into and out of Belfast City Centre are all within walking distance.

Internally the property comprises spacious lounge / dining open to modern fitted kitchen and downstairs w/c.

On the first floor there are two double bedrooms and contemporary white bathroom suite with separate shower cubicle. The property also benefits from a gas fired central heating system and double glazing. A modern, efficient home in a fantastic location that would make an excellent first time purchase and / or an investment.

- Modern Town Terrace
- Lounge Open To Dining
- Downstairs W/C
- Gas Heating
- Enclosed Patio To Rear
- Two Double Bedrooms
- Modern Fitted Kitchen
- White Bathroom Suite
- Double Glazed
- Fantastic Location Only a Few Minutes From The Ormeau Road

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		82	82
EU Directive 2002/91/EC			



Entrance Hall



Hi gloss tiled flooring.

Downstairs W.C./Cloaks



Sink unit with mixer taps. Low flush w.c Hi gloss tiled flooring continued from hallway.

Lounge/Dining 16'6 x 14'7 (5.03m x 4.45m)



Spot-lights. Hi gloss floor continued from hallway. Pvc patio doors with glazed side panels providing access to enclosed patio area. Open to modern fitted kitchen. Under stairs storage area that is also plumbed for washing machine.



Modern Shaker Style Kitchen 11'2 x 7'3 (3.40m x 2.21m)



Full range of high and low level units with formica work-tops. Built in ceramic hob and stainless steel sink units with mixer taps. Integrated fridge freezer, integrated dishwasher. Hi gloss tiled flooring.



First Floor

Bedroom One 14'6 x 10'3 (4.42m x 3.12m)



(at widest points) Laminate flooring.



Bedroom Two 14'5 x 8'9 (4.39m x 2.67m)



(at widest points) Laminate flooring.



White Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps, splash back tiling, wash hand basin with mixer taps and storage below. Fully tiled corner shower cubicle with shower unit. Spot-lights. Heated chrome towel rail. Shaver socket. Part tiled walls. Tiled flooring. Spot-lights.

Landing

Access to roof space.

Outside Front

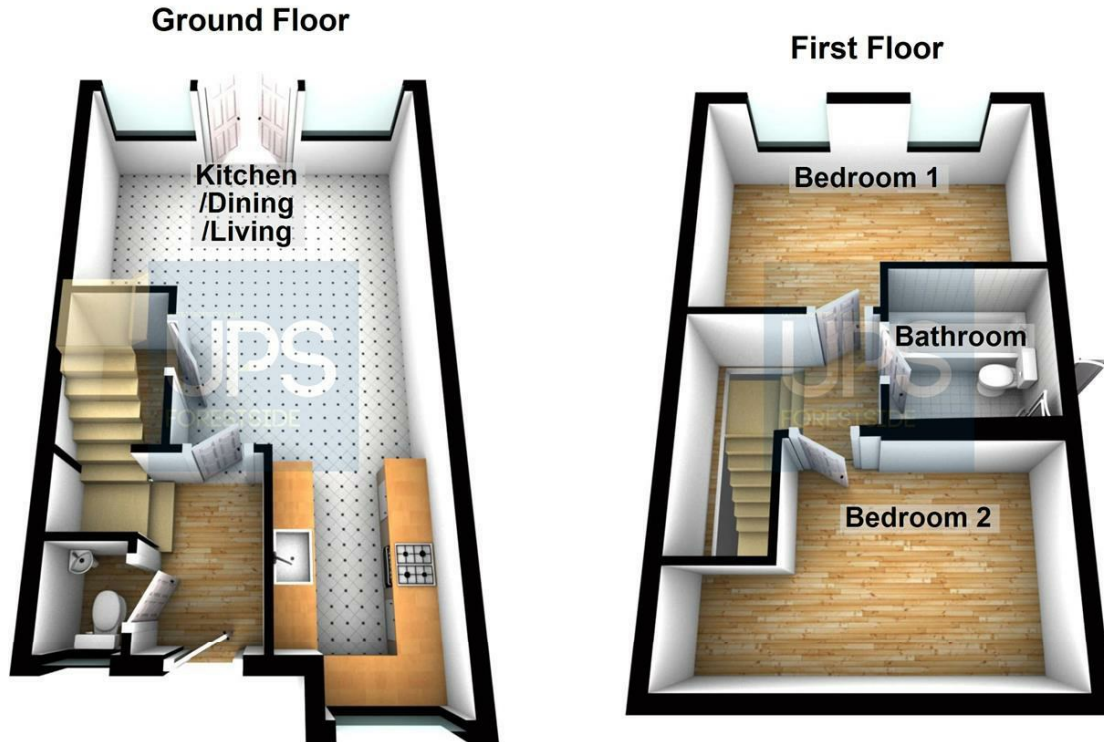
Block paved pathway to entrance. Additional loose stone area with range of plants and shrubs.

Outside Rear



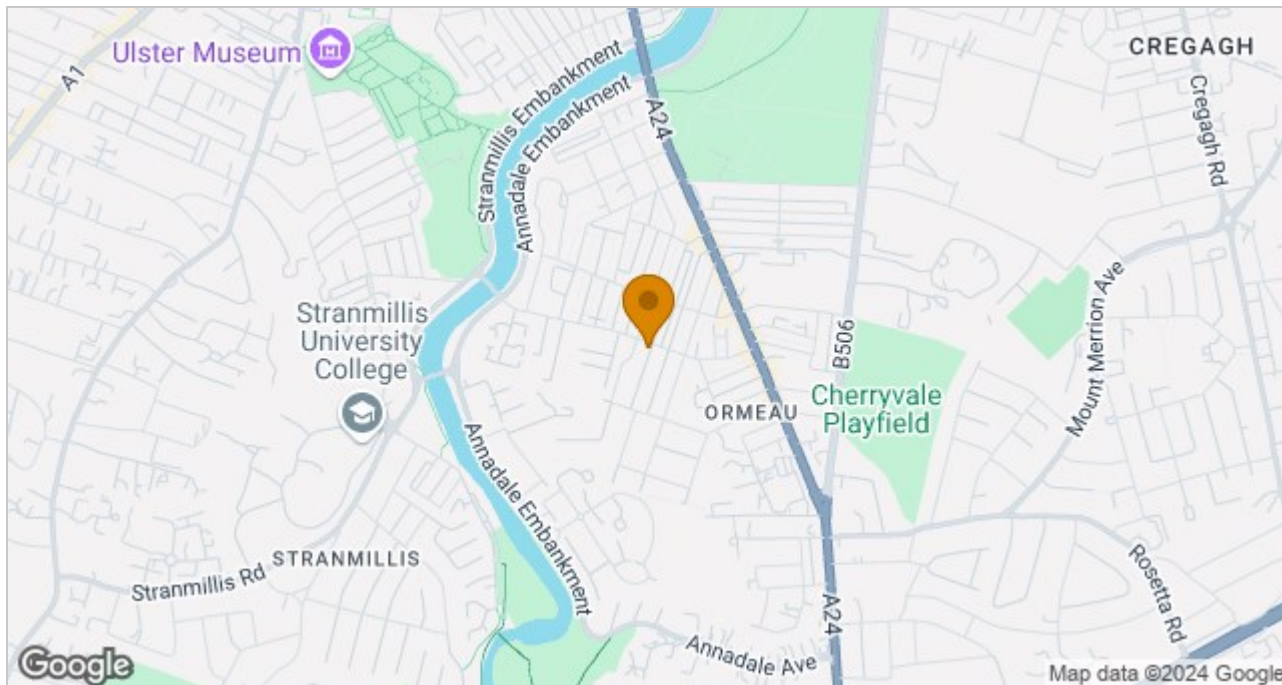
Block paved patio are bordered by timber fencing. Outside tap and sockets. Access to shared alleyway for bin storage and access to the front of the property.

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



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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