

For Sale

Offers Over: £650,000

SimonBrien



51 Deramore Park
Belfast
County Antrim
BT9 5JX

[simonbrien.com](https://www.simonbrien.com)



Deramore Park is regarded as one of South Belfast's most desirable residential locations, situated off the Malone Road and close to all local amenities, excellent schooling and transport routes connecting the City Centre and further afield. The bustling Lisburn Road with its vast array of pubs, cafes, restaurants and shops is a short walk away.

This red brick detached family home comes to the market for the first time in 50 years and we expect high demand. It provides three reception rooms, kitchen, three bedrooms (one with en-suite shower room), family bathroom, WC/cloakroom and integral garage. The property is positioned on an exceptional south facing site, with front and rear gardens.

Of particular note are the generous and beautifully maintained gardens to the rear with attractive flower beds and lawns. While the house and gardens are immaculately presented, the property would also lend itself to a rear extension (subject to relevant permissions).

Viewing is by private appointment through our Lisburn Road office on 028 9066 8888.



Accommodation

Ground Floor

Entrance Hall

Hardwood Door to Entrance Porch, tiled floor, inner hardwood door to generous Entrance Hall

Cloakroom

6' x 4'6" (1.82m x 1.37m)

Low flush WC, wash hand basin and coat cupboard

Family Room/Dining Room

13'9" x 11'5" (4.19m x 3.48m)

Attractive bay window



Living Room

19'3" x 11'1" (5.86m x 3.38m)

Attractive feature fireplace with gas fire, patio doors to rear and imposing bay window



Kitchen

11'5" x 10'11" (3.48m x 3.32m)

High and low level units with granite worktops, inset sink with quooker boiling water tap, oven and hob and integrated dishwasher

Sun Room

13'9" x 10'7" (4.19m x 3.23m)

Integral Garage

20'4" x 9'10" (6.21m x 3m)

Oil fired boiler, space for fridge freezer, plumbed washing machine and separate tumble drier

Additional Store/Pantry

4'2" x 3' (1.27m x 0.92m)





First Floor

Landing

Access via pull down ladder to partially floored spacious roof-space with light

Bedroom 1

15' x 12' (4.58m x 3.67m)

Generous fitted sliding wardrobes and attractive bay window.

Bedroom 2

15'6" x 11'4" (4.72m x 3.46m)

Ensuite Bathroom

6'2" x 5'1" (1.89m x 1.54m)

Fully tiled shower enclosure, low flush WC, vanity unit with chrome mixer and heated towel rail.

Bedroom 3

11'1" x 6'9" (3.38m x 2.09m)

Bathroom

9'2" x 7'11" (2.79m x 2.42m)

Large tiled family bathroom with panelled enamel bath, polished chrome mixer taps, telephone hand shower and separate overhead shower, vanity unit and mirrored cabinet. Generous airing cupboard. Low flush WC in adjacent room.

Outside

Magnificent south facing site with generous brick paved patio and large landscaped gardens to rear in lawns, well maintained tarmac driveway with generous parking at front.





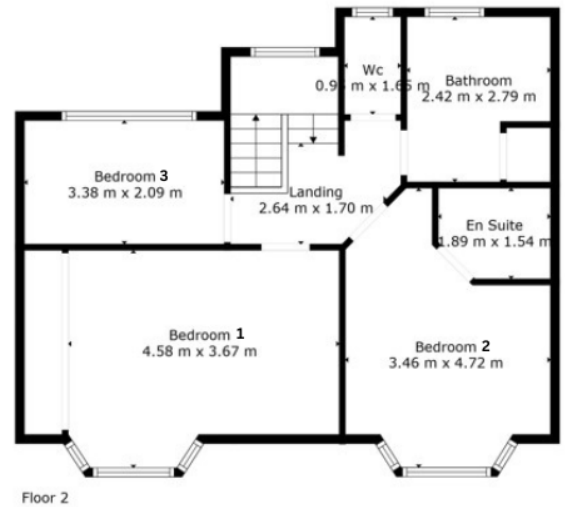
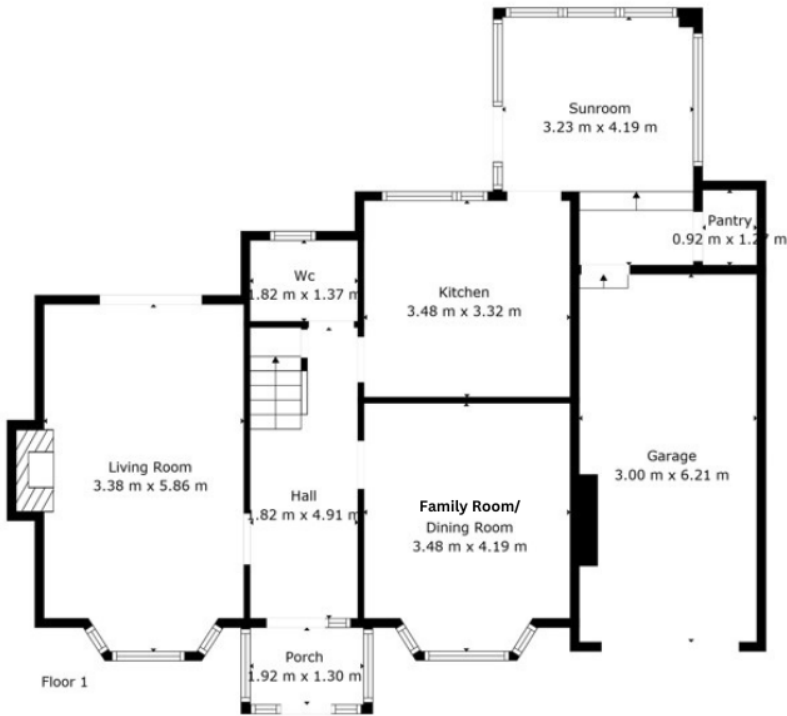
Special Features

- Attractive red brick detached family home
- Pleasant well laid out accommodation with potential to extend to the rear
- Three generous bedrooms
- Living room, family/dining room and sun room
- Fully fitted kitchen
- Family bathroom and ensuite shower room
- Downstairs cloakroom with WC
- Oil fired central heating
- PVC double glazing
- Integral garage
- Substantial south facing rear mature gardens laid Predominately in lawns
- Popular & convenient location in one of South Belfast's most desirable parks off Malone Road
- Close to a host of excellent schooling and transport networks
- Viewing by private appointment







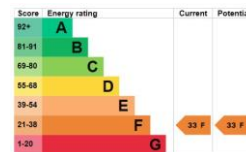


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