

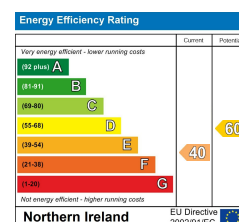


45 Deramore Drive, Belfast, BT9 5JS

Price Guide £500,000

We are pleased to offer for sale this detached, red brick property located off the Malone Road in South Belfast. Well cared for, the property benefits from a private, enclosed south facing rear garden and offers potential for the willing buyer to create a forever family home. The property offers well proportioned accommodation comprising on the ground floor two reception rooms, spacious kitchen, conservatory, bedroom, shower room & W.C. On the first floor there are three bedrooms, bathroom with separate W.C and access to balcony. Convenient to a host of amenities in the surrounding area including leading primary & post primary schools, public transport links and the Lagan Tow Path, viewing is highly recommended.

- Well Presented Detached Family Home
- Two Reception Rooms & Conservatory
- Ground Floor Shower Room & First Floor Bathroom Suite
- Oil Fired Central Heating / Mainly Double Glazed
- Four Good Sized Bedrooms
- Spacious Kitchen
- Enclosed South Facing Rear Garden In Lawn, Front Garden, Spacious Driveway & Attached Garage
- Convenient to Many Amenities Including Lagan Tow Path, Public Transport & Many Leading Schools in the Area



**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Glass panelled hardwood front door.

RECEPTION HALL



LOUNGE 18'4" x 11'1" (5.6 x 3.4)



Fireplace, access to conservatory.

LIVING ROOM 12'5" x 11'9" (3.8 x 3.6)



KITCHEN 18'10" x 15'8" (5.75 x 4.8)



Range of high and low level units, plumbed for dishwasher, stainless steel sink unit with double drainer & mixer tap, integrated double oven, electric hob and extractor fan.



CONSERVATORY 12'5" x 9'6" (3.8 x 2.9)



Access to rear garden.

BEDROOM ONE 14'5" x 14'3" (4.4 x 4.36)



Sliding patio door to rear garden. Built in sliding robe.

SHOWER ROOM



Accessible wet room style shower, low flush W.C, wash hand basin with storage below.

ON THE FIRST FLOOR

BEDROOM TWO 16'0" x 10'2" (4.9 x 3.1)



Access to balcony.

BEDROOM THREE 12'1" x 10'2" (3.7 x 3.1)



BEDROOM FOUR 11'1" x 8'2" (3.4 x 2.5)



BATHROOM



Panel bath with shower over, wash hand basin, fully tiled walls.

W.C

Low flush W.C.

OUTSIDE

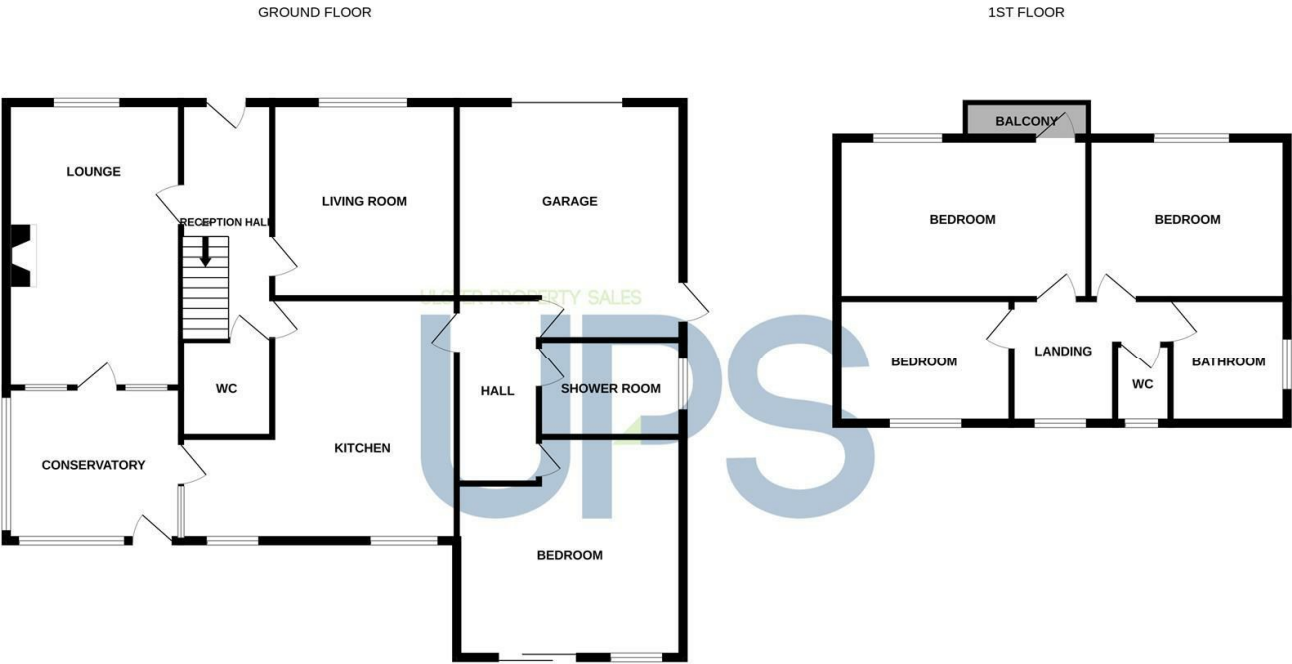


Private, enclosed south facing garden to real in lawn surrounded by mature shrubs & trees. Front garden in lawn. Spacious driveway.



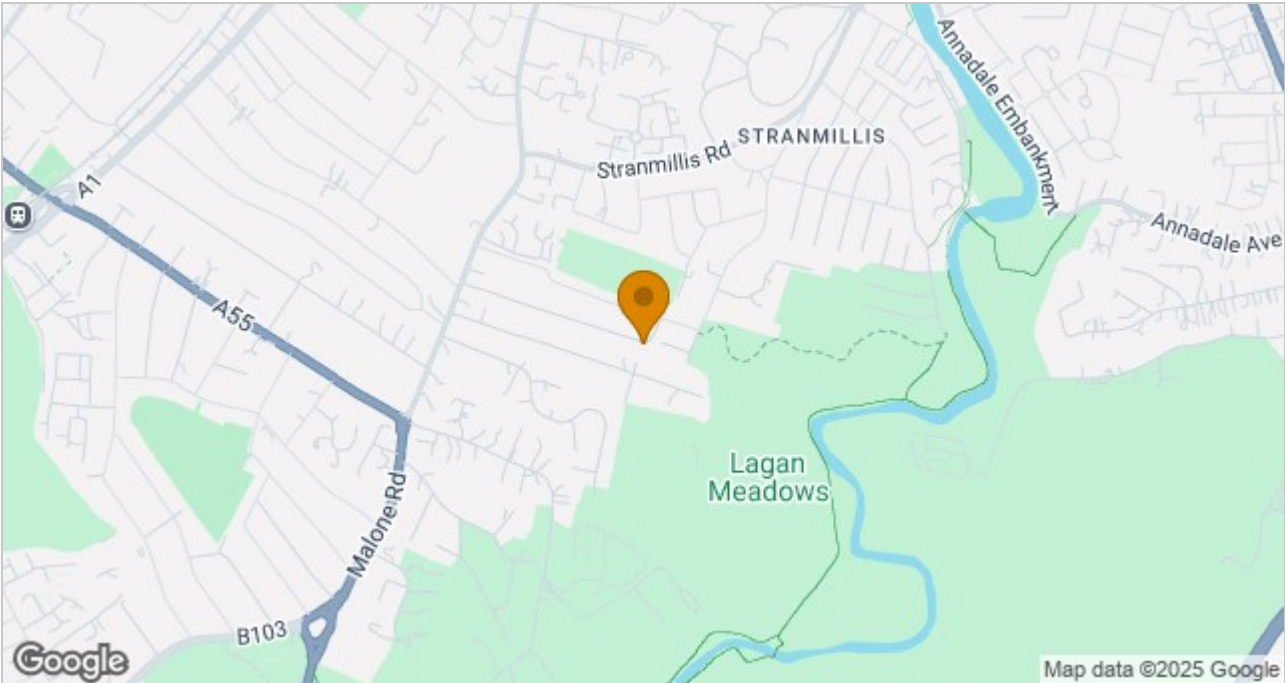
ATTACHED GARAGE 15'8" x 15'8" (4.8 x 4.8)
Up & over door.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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