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28 Deramore Avenue  
Ormeau Road, Belfast  
BT7 3ER

Offers Over £275,000

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- BEAUTIFULLY PRESENTED MID TERRACE IN A HIGHLY SOUGHT AFTER LOCATION
  - SPACIOUS LOUNGE OPEN PLAN TO DINING AREA
  - FITTED KITCHEN WITH BREAKFAST AREA
  - 3 BEDROOMS
  - SHOWER ROOM WITH WHITE SUITE
  - GAS CENTRAL HEATING & DOUBLE GLAZING
  - MANY ORIGINAL FEATURES INCLUDING ORNATE PLASTER WORK
  - GAS FIRED CENTRAL HEATING / DOUBLE GLAZED WINDOWS
  - IDEAL FOR OWNER OCCUPIERS OR INVESTORS
  - EXCEPTIONALLY CONVENIENT LOCATION CLOSE TO AN ARRAY OF SOCIAL & LEISURE AMENITIES

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#### PROPERTY COMPRISES

This attractive, deceptively spacious mid terrace property is ideally located just off Ormeau Road.

This beautifully presented property offers generous accommodation which retains many fine original features, including ornate plaster work and cornicing and briefly comprises a generous lounge open plan to dining room and leading to the separate bespoke kitchen on the ground floor.

On the upper floor there are three bedrooms and a shower room.

In addition, the property benefits from double glazed windows and gas central heating.

Situated close to many local amenities on Ormeau Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.

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**East Belfast Office**  
223a Upper Newtownards Road,  
Belfast, BT4 3JD  
028 9065 5060

**South Belfast Office**  
485 Lisburn Road,  
Belfast, BT9 7EZ  
028 9066 1111

**Bangor Office**  
69 High Street,  
Bangor, BT20 5BD  
028 9147 9797

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## PROPERTY DETAILS AND DIMENSIONS

Open entrance porch with tiled floor and glazed door to..

RECEPTION HALL Tiled floor, cornice ceiling, cornice ceiling and ornate plaster work

LOUNGE 12' 4" x 10' 7" (3.76m x 3.23m) Cast iron fireplace, bay window cornice ceiling, centre rose, display shelves, laminate wood effect floor, open arch to

DINING ROOM 11' 7" x 10' 11" (3.53m x 3.33m) Laminate wood effect floor, display shelves and storage, under stairs storage, concealed gas fired boiler

KITCHEN 13' 2" x 7' 5" (4.01m x 2.26m) Range of units, wooden work surfaces with matching splash back, 4 ring hob with electric oven under and extractor fan over, breakfast bar, integrated dishwasher, integrated washing machine, twin bowl sink unit, tiled floor, low voltage spots, glazed door to rear

### 1ST FLOOR

LANDING Sanded and varnished floorboards, cornice ceiling, access to roofspace

BEDROOM 14' 6" x 9' 9" (4.42m x 2.97m) Sanded and varnished floorboards, cornice ceiling

BEDROOM 11' 6" x 8' 7" (3.51m x 2.62m) (at widest points) Cast iron fireplace, sanded and varnished floorboards, built in book shelves and display shelves, cornice ceiling

BEDROOM 8' 9" x 7' 7" (2.67m x 2.31m) (at widest points)

SHOWER ROOM White suite comprising fully tiled walk in shower cubicle with rain water shower, low flush wc, pedestal wash hand basin, tiled floor, extractor fan

OUTSIDE Front garden in loose stones and boundary hedge, paved path to front door, enclosed rear yard sitting area

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