

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**37 DERMOTT HILL ROAD,  
BELFAST, BT12 7GB**

**OFFERS AROUND £174,950**

## Attractive End-of-Terrace Home in Highly Sought-After Location!

A rare opportunity to purchase this charming end-of-terrace home, ideally situated in a hugely popular residential area. The property offers excellent convenience, with numerous schools, shops, and transport links close by. The wider motorway network is easily accessible, and the city centre is within easy reach. Andersonstown provides a wealth of amenities, including state-of-the-art leisure facilities, beautiful parklands, cafés, restaurants, medical services, and more.

The first floor comprises three well-proportioned bedrooms and a modern shower room with spotlights.

On the ground floor, you will find a welcoming entrance hall leading to a bright and airy living room featuring an attractive solid wooden floor, which flows seamlessly into the open-plan kitchen and dining area.

Additional features include oil-fired central heating, UPVC double glazing, off-road car parking, and a privately enclosed, low-maintenance flagged rear garden complete with an outdoor tap.

This property is located in a highly desirable area where demand is strong. Early viewing is strongly recommended to avoid disappointment.



## Key Features

- An attractive end-of-terrace home, superbly situated within this highly sought-after residential location, which is in very high demand.
- Bright and airy living room with an attractive solid wooden floor.
- Modern shower room on the first floor, featuring recessed spotlights.
- Off-road car parking and a privately enclosed, good-sized, low-maintenance flagged rear garden with an outdoor tap.
- Three bedrooms.
- Kitchen open plan to a sizeable dining and entertaining area.
- Oil-fired central heating and UPVC double glazing.



### GROUND FLOOR

uPVC double-glazed front door leading into an entrance hall with a solid wooden floor.

### LIVING ROOM

13'10 x 13'3

Solid wooden floor.

### KITCHEN / DINING AREA

16'10 x 9'9

Kitchen with a range of high- and low-level units, single drainer stainless steel sink, and built-in hob with stainless steel extractor fan. Plumbed for a washing machine. Open plan to the dining area, with a uPVC double-glazed back door.

### FIRST FLOOR

#### MODERN SHOWER ROOM

Large shower cubicle featuring a thermostatically controlled shower unit, low-flush W.C., and wash hand basin with storage unit. Chrome-effect sanitary ware complements fully tiled walls and floor. PVC-stripped ceiling with integrated spotlights completes the contemporary look.

#### BEDROOM 1

12'1 x 9'1

Wooden effect-stripped floor, excellent range of built-in slide robes.

#### BEDROOM 2

11'1 x 8'5

Solid wooden floor, excellent range of built-in slide robes.

#### BEDROOM 3

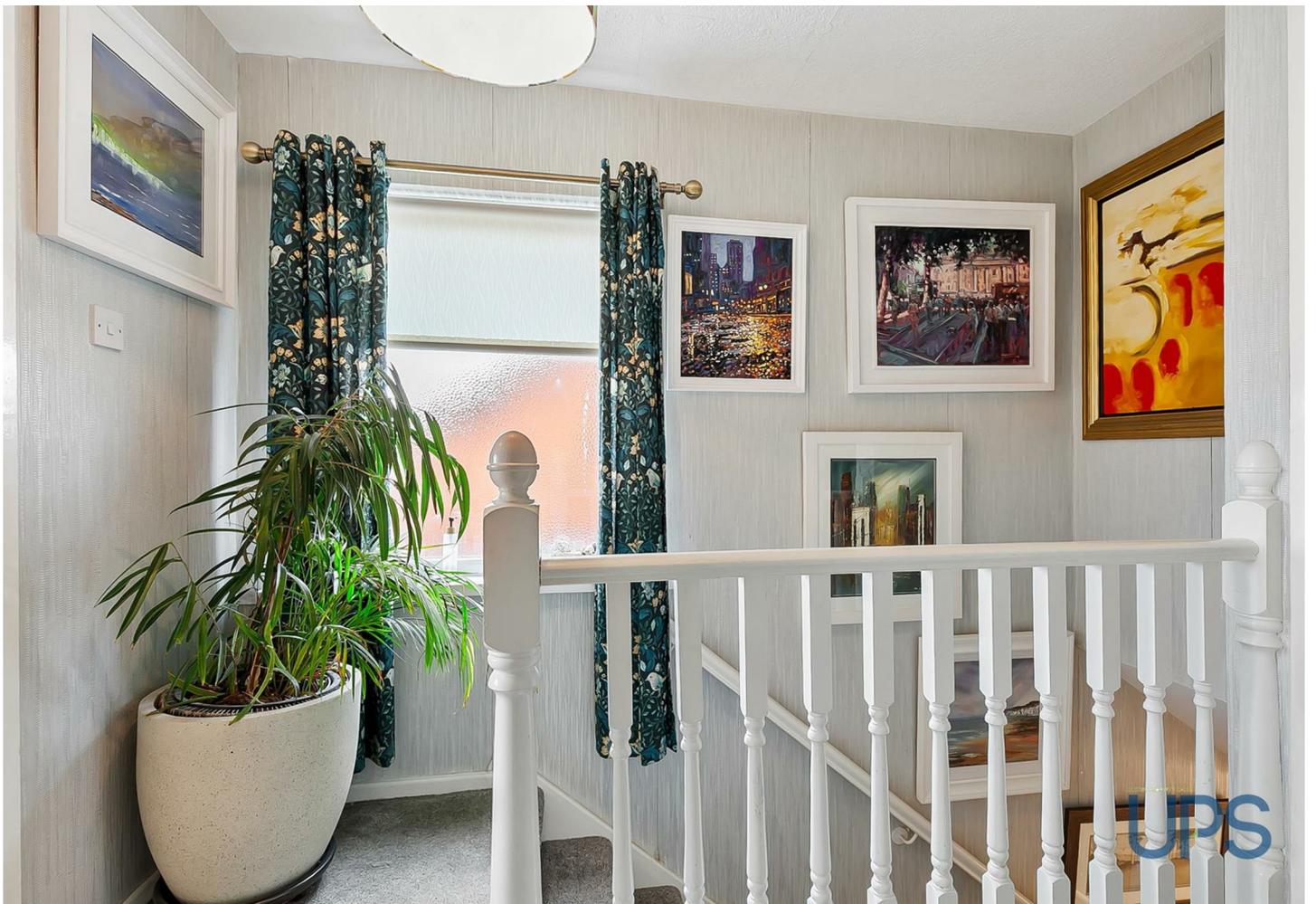
10'3 x 7'1

Solid wooden floor, built-in robe.

#### OUTSIDE

Front enclosed by wall, railings, pillars, and gates with off-road car parking. Privately enclosed rear garden, low-maintenance flagged, with outdoor tap.











37 Dermott Hill Road, BELFAST, BT12 7GB



Ground Floor

First Floor

Total Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9060 5200.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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