

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**19 DERMOTT HILL PARK,
SPRINGFIELD ROAD,**

OFFERS OVER £174,950

This beautifully presented red brick semi-detached home occupies an elevated position within a highly sought-after cul-de-sac, offering attractive views and a bright southerly aspect. The property benefits from superb doorstep convenience, with excellent access to a range of schools, shops, transport links, arterial routes, and the wider motorway network, as well as easy reach to the city centre. A wealth of local amenities can be found nearby in Andersonstown, including leisure facilities, restaurants, cafés, and medical services.

The accommodation comprises three well-proportioned bedrooms, with both front bedrooms enjoying elevated views, and a first-floor shower room.

On the ground floor, there is a spacious and welcoming entrance hall leading to a bright and airy living room with a bay window, open plan to a dining area—ideal for modern family living. The property also features a separate fitted kitchen.

Further benefits include oil-fired central heating and uPVC double glazing. Externally, the home offers off-street parking, a well-maintained front garden, and a privately enclosed rear garden enjoying a sunny southerly aspect.

A delightful home in a consistently high-demand area, early viewing is strongly recommended to avoid disappointment.



Key Features

- A beautiful red brick semi-detached home, offered chain free, situated within an established and highly sought-after residential cul-de-sac location.
- Living room featuring a bay window and opening through to a generous dining space.
- First-floor shower room. Access to a floored loft space via a pull-down ladder on the landing.
- Off-road car parking and a privately enclosed, well-maintained rear garden enjoying a bright southerly aspect.
- Conveniently located close to a range of schools, shops, and transport links, as well as arterial routes, the wider motorway network, and the city centre.
- Three well-proportioned bedrooms, with both front bedrooms enjoying attractive elevated views.
- Separate fitted kitchen.
- Oil-fired central heating and uPVC double glazing.
- Bright and well-appointed accommodation extending to approximately 798 sq ft, benefiting from excellent doorstep convenience.
- An early viewing is strongly recommended for this beautiful home, situated in a highly sought-after residential location.



GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall.

LIVING ROOM

22'3 x 10'5

Bay window, attractive fire place, cornicing, centre rose, open plan to dining area.

KITCHEN

11'4 x 8'10

Range of high and low-level units, single drainer stainless steel sink unit, breakfast bar, built-in hob with under-oven, under-unit lighting, and uPVC double-glazed back door.

FIRST FLOOR

BEDROOM 1

11'11 x 10'7

Cornicing, centre rose, and attractive elevated views.

BEDROOM 2

11'4 x 9'8

Built-in robes.

BEDROOM 3

10'3 x 8'0

Cornicing, centre rose, attractive elevated views.

SHOWER ROOM

Shower cubicle, electric shower unit, low-flush W.C., pedestal wash hand basin, chrome-effect sanitary ware, PVC panelled walls and ceiling, extractor fan.

OUTSIDE

Off-road car parking, well-maintained front garden with wall, railings and gates. Privately enclosed rear garden enjoying a bright southerly aspect.



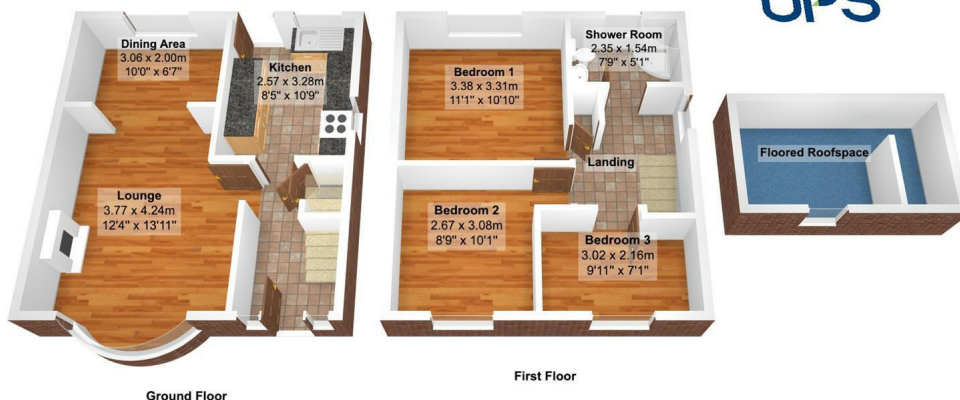








19 Dermott Hill Park, BELFAST, BT12 7GA



Total Area: 74.1 m² ... 798 ft² (excluding floored roofspace)
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			71
(55-68) D			
(39-54) E		52	
(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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