

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**24 DERMOTT HILL ROAD,
SPRINGFIELD ROAD,**

OFFERS AROUND £189,950

A most attractive end-terrace home, offered for sale chain free, in this highly popular residential location. The property benefits from excellent accessibility to a range of nearby schools, shops, and transport links, as well as the city centre, arterial routes, and the wider motorway network. In addition, Andersonstown offers an abundance of amenities including leisure facilities, cafés, restaurants, and shopping centres, to name just a few.

The property comprises three well-proportioned bedrooms, with bedroom two enjoying magnificent elevated views, along with a luxury shower room finished with spotlights. There is also access to the roof space via a pull-down ladder from the landing.

On the ground floor, there is a welcoming entrance hall and two separate reception rooms, including a bright and airy living room with double doors leading to a kitchen/dining area. This in turn opens into a conservatory with access to the enclosed rear garden.

Externally, the property benefits from off-street parking, an attached garage with light and power, and a good-sized, privately enclosed rear garden which also enjoys impressive elevated views.

Extending to approximately 907 sq ft, the home further benefits from oil-fired central heating, uPVC double glazing, and a higher than average energy rating (EPC C-70).

An outstanding home in a very popular location with excellent connectivity—early viewing is strongly recommended.



Key Features

- A most attractive end-terrace home, offered for sale chain-free, extending to approximately 907 sq ft and enjoying an elevated position.
- Two separate reception rooms, including a bright and airy living room, together with a conservatory.
- Luxury shower suite with spotlights.
- Gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-70).
- Conveniently located close to a range of nearby schools, shops, and transport links, with easy access to arterial routes, the wider motorway network, and the city centre.
- Three well-proportioned bedrooms, with bedroom two enjoying magnificent elevated views.
- Kitchen open plan to a dining space.
- Attached garage with light and power.
- Off-road parking and a good-sized, privately enclosed rear garden enjoying magnificent elevated views.
- Early viewing is strongly recommended for this beautiful home, ideally situated in this highly desirable location.



GROUND FLOOR

Upvc double glazed front door to entrance hall, wooden stripped floor.

LIVING ROOM

13'10 x 12'11

Wooden stripped floor, cornicing, attractive fire place, double doors to;

KITCHEN / DINING AREA

16'9 x 9'9

Range of high and low level units, single drainer 1 1/2 bowl sink unit, built-in hob and under-oven, stainless steel extractor fan, tiled floor, partially tiled walls, open plan to dining space, Upvc double glazed double doors to;

CONSERVATORY

10'4 x 9'11

Upvc double glazed double doors leading to enclosed gardens.

FIRST FLOOR

Access to roof-space via a pull-down ladder on the landing.

BEDROOM 1

12'7 x 10'9

Excellent range of built-in mirrored slide robes.

BEDROOM 2

11'4 x 10'9

Magnificent elevated views.

BEDROOM 3

10'9 x 7'7

LUXURY SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush W.C., wall hung wash hand basin with storage, chrome effect sanitary ware, extractor fan, spotlights, pvc stripped walls and ceiling.

OUTSIDE

Wall, railing, pillars and gates, off road car-parking, brick paviour driveway and garden. Good-sized, privately enclosed rear garden, magnificent elevated views, additional flagged patio, outdoor tap.

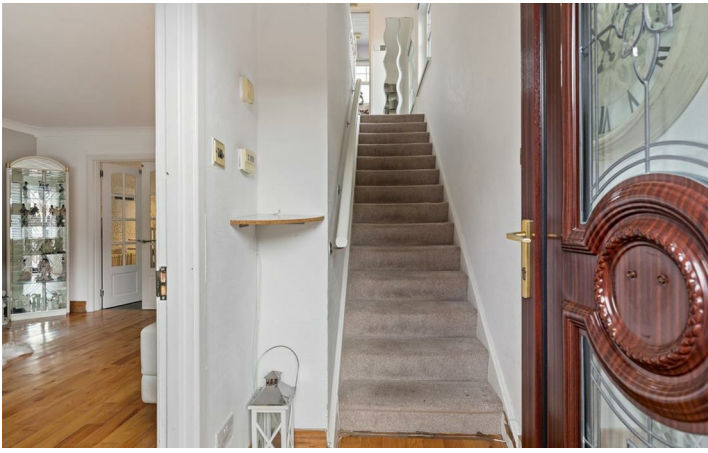
GARAGE

22'2 x 8'0

Gas boiler, light and power sockets, pedestrian door.











24 Dermott Hill Road, BELFAST, BT12 7GB



Total Area: 84.2 m² ... 907 ft² (excluding garage)
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		70	77
(55-68) D			
(39-54) E			
(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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