



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



3 Deanby Gardens , Belfast, BT14 6NN

Offers Over £149,950

Superb Semi Detached Villa In Highly Regarded Cul De Sac Location.

Holding a superb cul de sac position within this highly regarded and sought after location this attractive red brick semi detached villa will have immediate appeal. The dwelling comprises 2 bedrooms, 2 reception rooms, modern fitted kitchen and newly installed white bathroom suite. The dwelling further offers uPvc double glazed windows, recently installed gas central heating, superb roof space storage and has been well maintained and presented over the years. A private hard landscaped enclosed rear combines with a most convenient location with excellent local amenities and public transport to the City making this a home which will have immediate appeal to young and old alike - Early Internal viewing highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

3 Deanby Gardens

, Belfast, BT14 6NN



- Superb Semi Detached Villa
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Most Popular Cul De Sac Location
- 2 Bedrooms
- Newly Installed White Bathroom Suite
- Recent Gas Central Heating
- 2 Reception Rooms
- Superb Roof Space Storage
- Private Hard Landscaped Rear Garden

Entrance Hall

Upvc double glazed entrance door, double panelled radiator.

Living Room

14'2" x 12'1" at widest into bay (4.32 x 3.70 at widest into bay)

Wood laminate floor, attractive fireplace, picture rail, double panelled radiator, double doors to dining.

Dining Room

10'5" x 10'6" at widest (3.18 x 3.22 at widest)

Wood laminate floor, double panelled radiator.

Kitchen

17'1" x 9'9" (5.21 x 2.99)

Bowl and a half stainless steel sink, modern range of low level units, formica worktops, built-under oven and 4 ring

gas hob, stainless steel canopy extractor, plumbed for washing machine, fridge space, partly tiled walls, ceramic tiled floor, double panelled radiator, hardwood door to rear.

First Floor

Landing, built-in storage, panelled radiator.

Bathroom

Newly fitted modern white bathroom suite comprising fully tiled shower cubicle, thermostatically controlled drench shower, telephone hand set shower, pedestal wash hand basin, low flush wc, partially tiled walls, panelled radiator.

Bedroom

10'2" x 9'3" at widest (3.11 x 2.83 at widest)

Picture rail, panelled radiator.

Bedroom

12'2" x 9'9" at widest (3.71 x 2.99 at widest)

Wood laminate floor, built-in mirrored slide robes, panelled radiator.

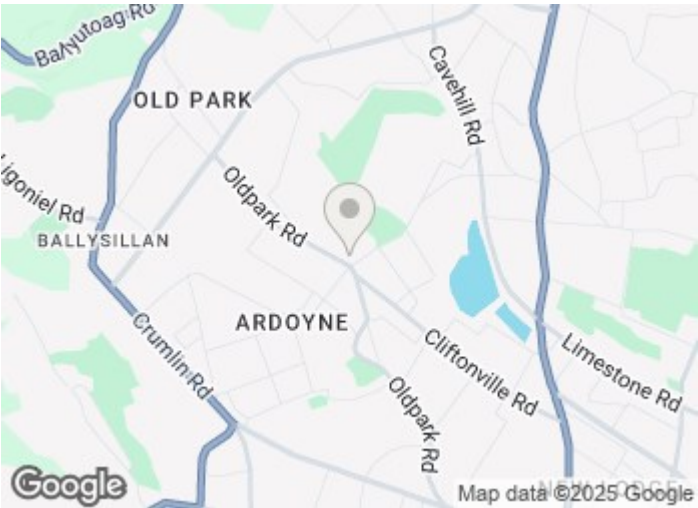
Roof Space Storage

12'9" x 8'0" at widest (3.91 x 2.45 at widest)

Fixed staircase to storage, velux window.

Outside

Front garden in patio and lawn. Mature rear garden in concrete patio, raised flower beds, covered storage, outside tap.



Directions



Floor Plan

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.

