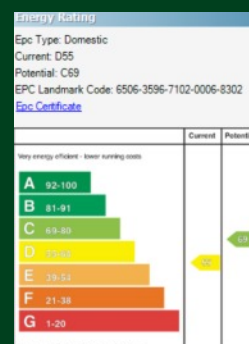




1 Deramore Park,
BELFAST,
BT9 5JW

Offers Over
£695,000

Viewing by
appointment with
& through agent
028 90 663030





This handsome Victorian semi-detached family home is located just off the highly desirable Malone Road. It is a substantial property which has been converted into three apartments. On the ground floor there is a two bedroom, first floor is a three bedroom and the top floor is a one bedroom.

The property maintains many fine period features but is in need of modernisation and updating throughout. The property could be fully renovated as three apartments or converted back into one home (subject to necessary permissions).

Externally the property occupies a good sized

site with mature front gardens with lawns, specimen trees, bushes and colourful shrubs. There is excellent parking and turning areas for several cars, attached garage and store room. To the rear there is an enclosed courtyard.

The property is only a few minutes walk from many leading schools in the area, the Lisburn Road with its array of shops and restaurants, the Tow Path, Lady Dixon Park and the city centre only a few minutes away.

An excellent proposition for a new buyer in this fine Malone Road position.



- Handsome Victorian Semi-Detached Property Currently in Three Apartments in Prime Malone Road
Location
 - Excellent Sized Site with Large Parking and Turning Areas for Several Cars
 - Attached Garage & Further Store Room
 - Front and Side Gardens in Lawns with Mature Trees, Bushes and Colourful Shrubs
 - Apartment One Comprises; Lounge, Kitchen, Two Bedrooms, Office and Bathroom
- Apartment Two Comprises; Sitting Room, Formal Dining Room, Kitchen, Three Bedrooms and
Bathroom
 - Apartment Three Comprises; Lounge, Kitchen, Bedroom, Attic Room and Bathroom
- The property Requires Extensive Renovation Throughout, Whether Updating the Apartments or
Converting into One Home (Subject to Permissions)
 - Apartment One has Gas Heating, Apartment Two has Oil Heating, Apartment Three has
Disconnected Gas Heating
- Many Original Fine Features Including; High Ceilings, Stained Glass Windows, Corniced Ceilings
and Ceiling Roses, Bay Window
- Within Comfortable Walking Distance to Many Leading Primary & Grammar Schools, Shops, Cafes,
Bars and Restaurants and Access into the City Centre

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The Property Comprises:

Ground Floor

APARTMENT 1: (Gas heating). Hardwood front door and fan light to:

ENTRANCE PORCH: Ceramic tiled floor, hardwood door with glazing to:

ENTRANCE HALL: Cornice ceiling, picture rail, cupboard.

LOUNGE: 19' 7" x 15' 2" (5.97m x 4.62m) (at widest points). Mahogany fireplace with tiled inset and hearth, cornice ceiling, picture rail, wood floor, circular bay.

MODERN FITTED KITCHEN: 13' 8" x 10' 10" (4.17m x 3.3m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for fridge and cooker, glazed door to enclosed courtyard with oil tank.

BEDROOM (1): 17' 11" x 15' 0" (5.46m x 4.57m) (at widest points). Ornate wood fireplace with tiled inset and hearth, cornice ceiling, picture rail. Bay window.

BEDROOM (2): 15' 3" x 15' 2" (4.65m x 4.62m) (at widest points). Tiled fireplace with slate hearth, cornice ceiling, picture rail, side bay window.

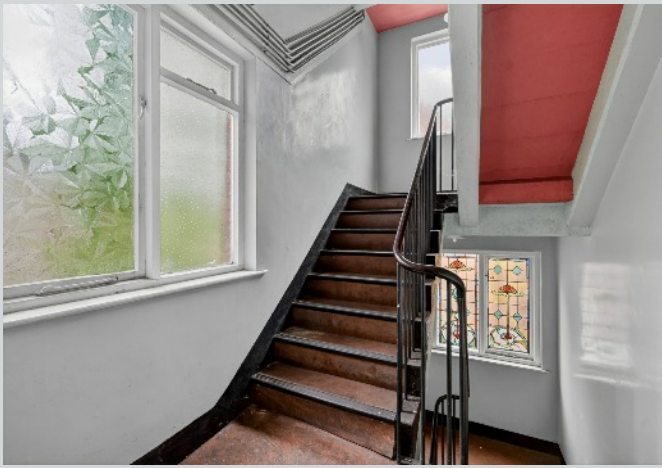
OFFICE: 8' 11" x 5' 8" (2.72m x 1.73m) Panelled walls.

BATHROOM: Suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower over, part tiled walls.



Sizes And Dimensions Are Approximate. Actual May Vary.





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Second Floor

Hardwood front door with bevelled glass to:

ENTRANCE HALL:

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, part tiled walls.

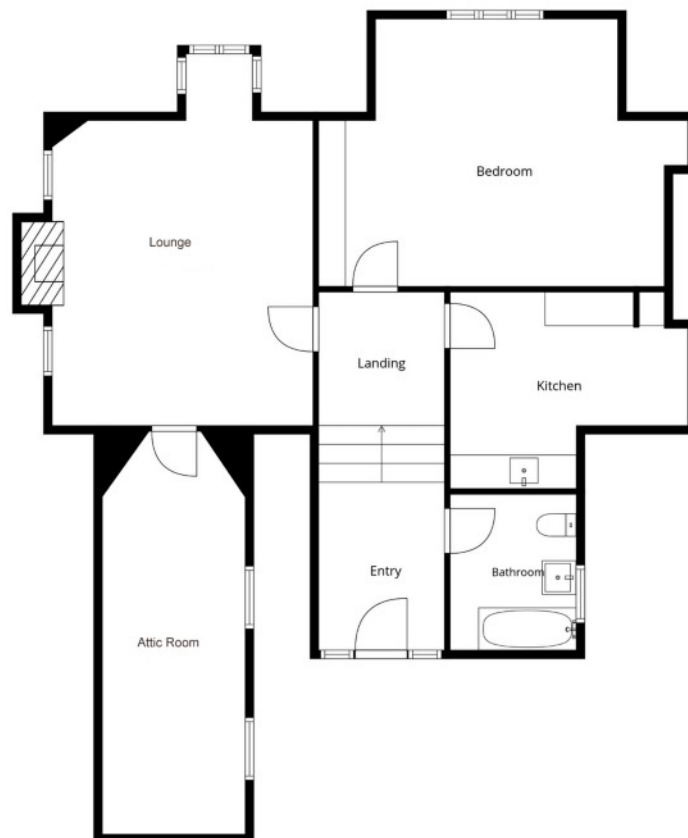
Stairs to landing.

LOUNGE: 21' 6" x 15' 0" (6.55m x 4.57m) Tiled fireplace, door to:

ATTIC ROOM: 23' 9" x 8' 4" (7.24m x 2.54m) (at widest points). Velux windows.

FITTED KITCHEN: 13' 11" x 10' 11" (4.24m x 3.33m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, gas boiler.

BEDROOM (1): 19' 10" x 15' 9" (6.05m x 4.8m) (at widest points). Built-in robes.



Sizes And Dimensions Are Approximate. Actual May Vary.



Outside

ATTACHED GARAGE 35' 10" x 8' 10" (10.92m x 2.69m) (at widest points). Up and over door.

REAR COURTYARD: Wooden door, uPVC doors to:

STORE ROOM: 15' 2" x 9' 3" (4.62m x 2.82m) uPVC doors to front and further wooden door.

Delightful front gardens in mature lawns with an array of specimen trees, bushes and shrubbery.

Tarmac parking and turning area, front and side for several cars.

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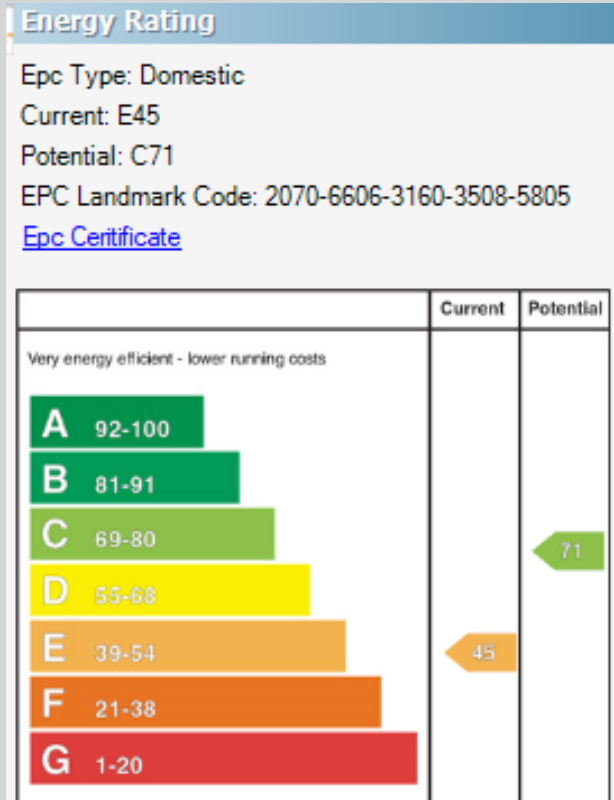
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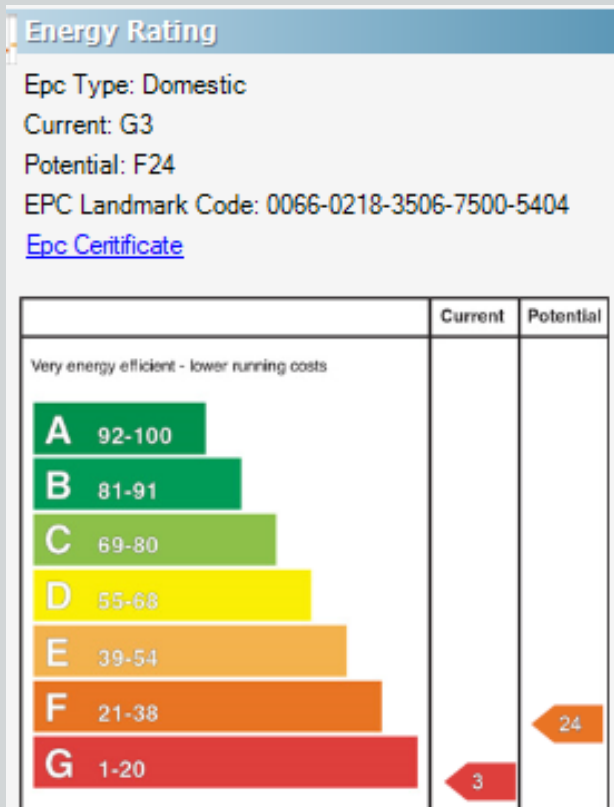
Location:

From the City Centre on the Malone Road, pass Stranmillis Road junction and Deramore Park is on the left hand side.

APT 2



APT 3



Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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