

TEMPLETON
ROBINSON



74 Deramore Park South,
BELFAST,
BT9 5JY

Offers Over
£765,000

Viewing by
appointment with
& through agent
028 90 663030



This deceptively spacious, split level detached was designed with space and family needs in mind and occupies one of the best sites in this highly regarded development just off the Malone Road, overlooking Harlequins Playing Fields.

The property comprises; entrance hall with cloaks cupboard, lounge with marble fireplace, separate dining room and modern fitted kitchen and casual dining area. On the lower level, there is a family room and home office. There are four well proportioned bedrooms, one with dressing area and

ensuite shower room, and modern family bathroom.

The situation is quiet and further enhanced by the generous landscaped gardens, private to the rear with a variety of trees and shrubs, delightful raised patio area. There is driveway parking and an integral double garage.

The property will appeal with excellent accommodation, in addition to being well presented and complimented externally with private gardens.



- Spilt Level Detached on Private, Mature Site with Delightful Views over Harlequins Playing Fields
 - Spacious Entrance Hall with Cloaks Cupboard
 - Lounge with Feature Marble Fireplace, Separate Formal Dining Room
 - Modern Fitted Kitchen with Dining Area
 - Family Room
 - Home Office
 - Four Well Proportioned Bedrooms, One with Ensuite Shower Room
 - Modern Bathroom
 - Oil Fired Central Heating / UPVC Double Glazed Windows
 - Driveway Parking and Integral Garage
- Beautifully, Maintained and Landscaped Surrounding Gardens in Lawns, Raised Patio, Mature Trees and Bushes with Beds
 - Wooden Garage and Summerhouse

The Property Comprises:

Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE HALL: Cornice ceiling, cloaks cupboard.

CLOAKROOM/WC: Low flush wc, wash hand basin, part tiled walls, ceramic tiled floor.

LOUNGE: 18' 6" x 12' 4" (5.64m x 3.76m) (at widest points). Attractive marble tiled fireplace with gas coal effect fire, bay window, cornice ceiling.



Open plan to . . .

DINING ROOM: 10' 9" x 9' 9" (3.28m x 2.97m) (at widest points). Cornice ceiling, outlook over playing fields.



MODERN FITTED KITCHEN & DINING AREA: 12' 5" x 11' 8" (3.78m x 3.56m) (at widest points).

Range of wooden high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit, range style cooker, integrated fridge, plumbed for dishwasher, part tiled walls, door and glazing to rear.



Lower Level

HALL: Laminate wood effect floor, door to integral garage.

FAMILY ROOM: 21' 8" x 11' 6" (6.6m x 3.51m) (at widest points). Electric stove, twin sliding patio doors to rear garden, cornice ceiling.



Door to . . .

HOME OFFICE: 12' 4" x 11' 6" (3.76m x 3.51m) (at widest points). Extensive range of built-in shelving, sliding patio doors to rear, laminate wood effect flooring.



First Floor

LANDING: Access to insulated roofspace with storage, shelved airing cupboard.

PRINCIPAL BEDROOM: 12' 2" x 11' 7" (3.71m x 3.53m) (at widest points).



Archway to . . .

DRESSING AREA: 12' 9" x 5' 8" (3.89m x 1.73m) Built-in wardrobe with sliding mirrored doors.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, heated towel rail.



BEDROOM (2): 12' 0" x 11' 6" (3.66m x 3.51m) (at widest points). Range of built-in wardrobes and shelving, wooden flooring.



BEDROOM (3): 12' 2" x 9' 8" (3.71m x 2.95m) (at widest points).



BEDROOM (4): 11' 7" x 9' 8" (3.53m x 2.95m) (at widest points). Built-in wardrobe with mirrored doors.



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with telephone hand shower attachment, fully tiled shower cubicle with electric shower, part tiled walls, ceramic tiled floor.



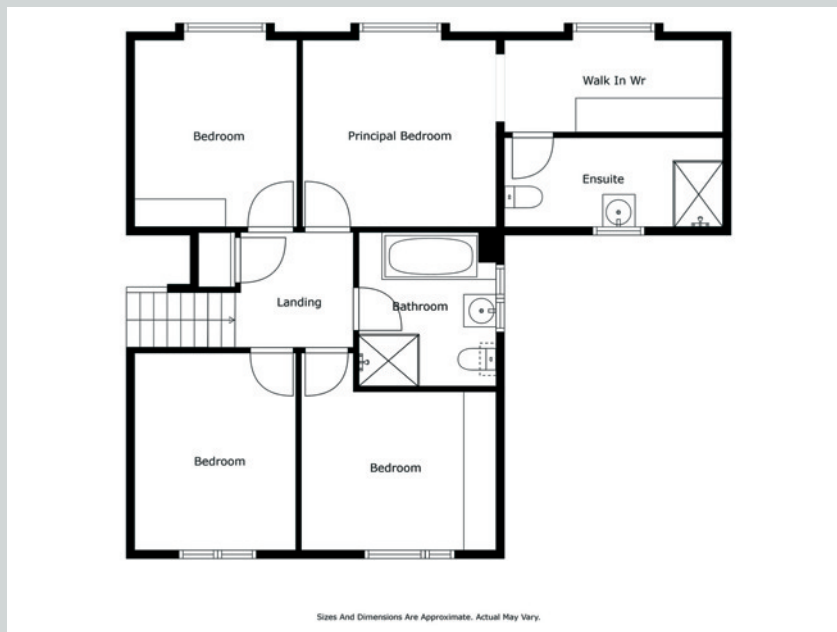
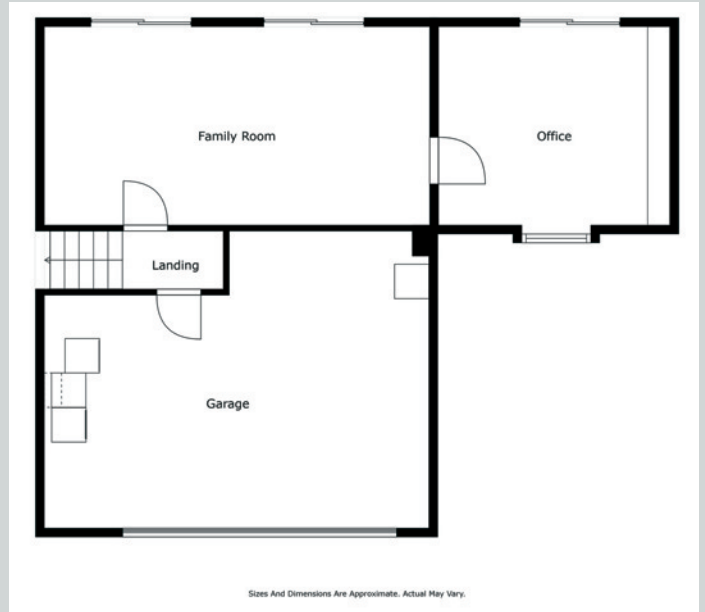
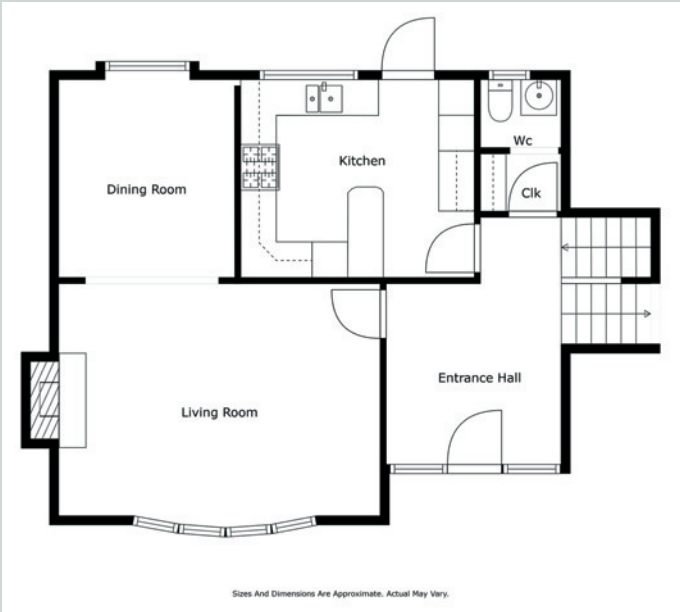
Outside

Front garden in lawns with well stocked beds in bushes and shrubs, front patio area, tarmac driveway parking. Private and enclosed rear gardens in lawn with beds in shrubs and bushes, mature hedging, outlook over playing fields, raised concrete patio area.

INTEGRAL DOUBLE GARAGE: 25' 6" x 16' 8" (7.77m x 5.08m) (at widest points). Electric roller shutter door. Utility area plumbed for washing machine, space for tumble dryer, oil fired boiler. Wooden garage and summer house with paved patio/sun terrace.





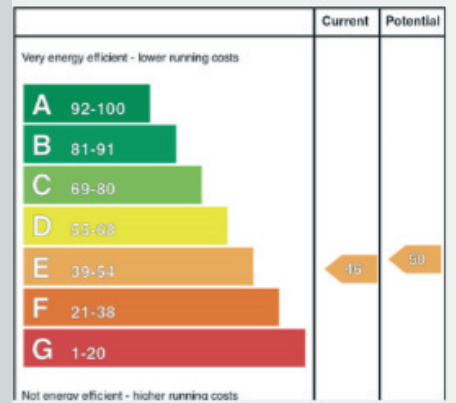


Location:

From Malone Road heading out of the city past Stranmillis Road, Deramore Park South is on the left hand side.

Energy Rating

Epc Type: Domestic
 Current: E46
 Potential: E50
 EPC Landmark Code: 7820-0527-0063-6103-0413
[Epc Certificate](#)



Telephone 028 9066 3030
 www.templetonrobinson.com

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

www.templetonrobinson.com



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