



109 Somerton Road, Belfast, BT15 4DH

- Immaculately Presented Semi Detached
- Bay Fronted Lounge
- Open Plan Living / Dining / Kitchen
- Utility Room; Furnished Cloakroom
- Mature Gardens; Private Driveway
- Three Well-Proportioned Bedrooms
- Large Extension To Rear
- Luxury Fitted, Country Style Kitchen
- Gas Heating; PVC Double Glazing
- Well Sought After Area

Offers Over **£275,000**

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, triple glazed front door, with PVC double glazed fan light over. Tiled floor. Stairwell to first floor. Glass panelled door leading to:

BAY-FRONTED LOUNGE 22'10" x 12'3" (wps)

Bay window to front elevation. Open fire in cast iron fireplace, with tiled inset, slate hearth and antique surround. Timber flooring. Glass panelled door leading to:

LIVING / DINING / KITCHEN AREA 26'6" x 18'9" (wps)

Luxury, country style fitted kitchen, with range of high and low level storage units, with contrasting solid quartz work surface. Ceramic Belfast sink. Space for range style oven, with stainless splashback and extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Space for wine fridge. Solid quartz upstands to walls. Gas stove on hearth in living/dining area. Tiled floor throughout. PVC double glazed French doors to rear garden.



UTILITY ROOM 21'4" x 8'1" (wps)

Range of fitted high and low level storage units, with contrasting quartz effect melamine work surface, with matching upstands to walls. Plumbed for automatic washing machine. Space for tumble dryer. Gas boiler (housed within matching unit). Tiled floor. Access to walk in under stairs store. PVC double glazed door to driveway.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Chrome towel radiator. Tiled Floor.

FIRST FLOOR

LANDING

BEDROOM 1 12'7" x 12'3" (wps)

Bay window to front elevation. Exposed tongue and groove timber flooring. View towards Cavehill.

BEDROOM 2 5'3" x 8'0"

Dual aspect windows. View towards Cavehill.

BEDROOM 3 11'1" x 9'10"

Exposed tongue and groove timber flooring.

DELUXE BATHROOM

White four piece suite comprising free standing claw foot bath, separate, fully tiled, oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Half tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Double gates leading to private driveway area finished in asphalt. Low maintenance front garden, finished in decorative stone and range of trees and shrubs.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

Fully enclosed rear garden finished in lawn, paved patio area, brick pavior service area and range of trees.

External power points.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

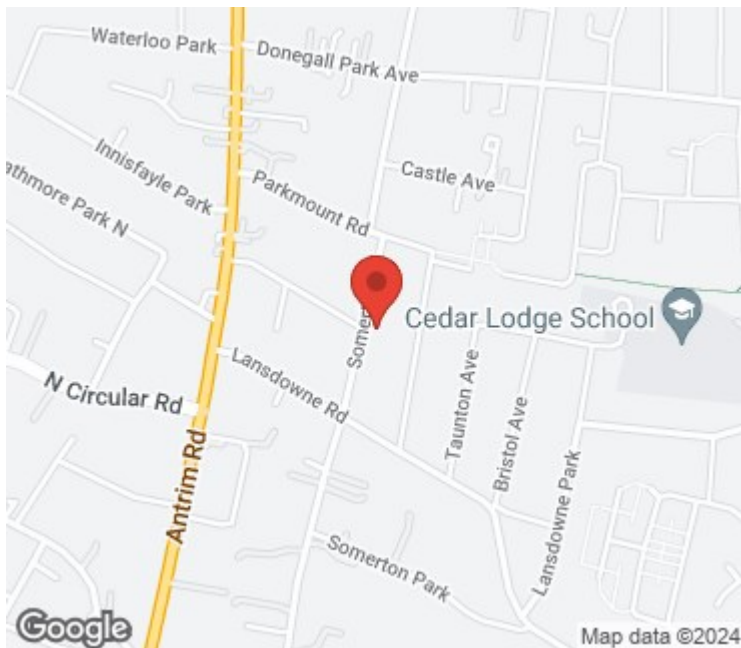
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Sizes And Dimensions Are Approximate. Actual May Vary.

Immaculately presented, extended, bay-fronted, semi-detached home, located within the well sought after Somerton Road, North Belfast. Fully renovated and extended in 2014, the property comprises entrance hall, bay-fronted lounge, open plan living / dining / kitchen area, luxury, country style kitchen, utility room, furnished cloakroom, three well-proportioned bedrooms, and deluxe family bathroom. Externally, the property enjoys private driveway, low maintenance front garden, and large, fully enclosed rear garden, finished in lawn, paved patio area, brick pavior service area, and range of trees. Other attributes include gas heating (new boiler fitted two years ago), PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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