



## 27 Somerton Park, Belfast, BT15 4DP

- Extended, Bay-Fronted, Family Detached
- Kitchen Through Dining Room
- Utility/Cloakroom
- Deluxe Family Bathroom
- Generous Sized Private Driveway and Garage
- Lounge; Separate Family Room
- Luxury Fitted Kitchen
- Principal En Suite With Walk-In Wardrobe
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear; Views To Cave Hill

Offers Over £425,000

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door. Original timber flooring. Stairwell to first floor. Access to under stairs storage.

#### LOUNGE 13'10" x 12'0" (wps)

Bay window to front elevation. Open fire in cast iron fireplace with granite hearth and contrasting surround. Timber flooring.

#### FAMILY ROOM 12'3" x 12'0"

Gas fire in cast iron fireplace with granite hearth and contrasting surround. Twin, original feature windows. Timber flooring. Open arch leading to:

#### KITCHEN THROUGH DINING ROOM 18'0" x 13'8" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid quartz work surface. Matching island unit with breakfast bar area. Ceramic sink. Space for range style oven with extractor hood over. Integrated fridge freezer and dishwasher. Solid quartz upstands to walls. Timber flooring. PVC double glazed French doors to rear garden.





### **UTILITY/CLOAKROOM 6'9" x 5'8"**

White, two piece suite comprising pedestal wash hand basin and WC. Plumbed for automatic washing machine. Space for tumble dryer. Work surface area. Splash back tiling to sink. Tiled floor.

### **FIRST FLOOR**

#### **LANDING**

Original feature window to half landing area. Timber flooring. Access to floored roof space with plastered walls, power and light via slingsby style ladder.

#### **PRINCIPAL BEDROOM 16'4" x 10'6"**

Timber flooring. View towards Cave Hill. Walk-in wardrobe with timber flooring and access to second floored roof space, with light.

#### **EN SUITE SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Tiled floor.

#### **BEDROOM 2 14'7" x 10'7" (wps)**

Timber flooring. Bay window to front elevation. Views towards Belfast and Holywood.

#### **BEDROOM 3 12'4" x 10'7"**

Timber flooring. Views towards Belfast and Holywood.

#### **BEDROOM 4 7'11" x 7'2"**

Timber flooring.

#### **DELUXE FAMILY BATHROOM**

Contemporary, white, four piece suite comprising freestanding bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Stained glass window. Chrome towel radiator. Built in, shelved store. Tiled floor.

#### **EXTERNAL**

Double gates leading to generous sized private driveway area, finished in tarmac.

Front garden, finished in lawn, trees, plants and shrubbery.

Tiled entrance porch.

Double gates leading to further driveway area.

Outside tap.

Fully enclosed, rear garden, finished in lawn, paved patio area and raised bedding.

External power points.

External lighting.

#### **DETACHED GARAGE 19'7" x 9'4"**

Timber, double doors. Power and light.

### **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.





**Immaculately presented, extended, four bedroom, bay-fronted detached, located within the highly sought after Somerton area of North Belfast. The property comprises entrance hall, bay-fronted lounge with open fire, family room with gas fire, kitchen through dining room, luxury fitted kitchen, utility/cloakroom, four well-proportioned bedrooms, to include principal en suite with walk-in wardrobe, and deluxe family bathroom, with contemporary, four-piece suite. Externally, the property enjoys generous sized private driveway area, matching detached garage, and gardens front and rear. Other attributes include gas heating, PVC double glazing, convenient location, and views towards Cave Hill. Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 and 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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