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107 Somerton Road, Belfast, BT15 4DH

- Extended Semi Detached Villa
- Lounge; Separate Family / Dining Room
- Bathroom With Three Piece Suite
- Generous Sized Private Driveway
- Large, Fully Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £209,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door with stained glass detailing to glass and matching fan light over. Tiled floor. Feature height ceilings. Stairwell to first floor.

LOUNGE 12'9" x 12'4" (wps)

Bow bay window to front elevation. Cast iron fireplace with tiled inset, contrasting tiled hearth and timber surround. Timber flooring. Glass panelled French doors leading to:

FAMILY ROOM / DINING ROOM 13'1" x 9'10"

Cast iron fireplace with tiled inset and contrasting tiled hearth. Timber flooring.







KITCHEN WITH INFORMAL DINING AREA 13'1" x 9'4"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel splash back and extractor hood over. Integrated double oven and dishwasher. Plumbed for automatic washing machine. Splash back tiling to walls. Chinese slate tiled floor. Access to under stairs storage with gas fired central heating boiler. Hardwood, glass panelled door leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'10" x 12'4"

Bow bay window to front elevation. Tiled shower enclosure with electric shower. Wood laminate floor covering.

BEDROOM 2 10'10" x 9'10"

Fitted wardrobes.

BEDROOM 3 9'5" x 6'9"

Access to roof space.

BATHROOM

White three piece suite comprising panelled bath, wash hand basin and high flush WC. Electric shower over bath. Part tiling, part timber panelling to walls. Tiled floor.

EXTERNAL

Double gates leading to generous sized private driveway area finished in tarmac.
Large, fully enclosed rear garden finished in lawn and paved patio area.
External lighting.
Outside tap.

MATCHING DETACHED GARAGE 20'0" x 10'5"

Up and over main door. Separate service door to rear garden. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems



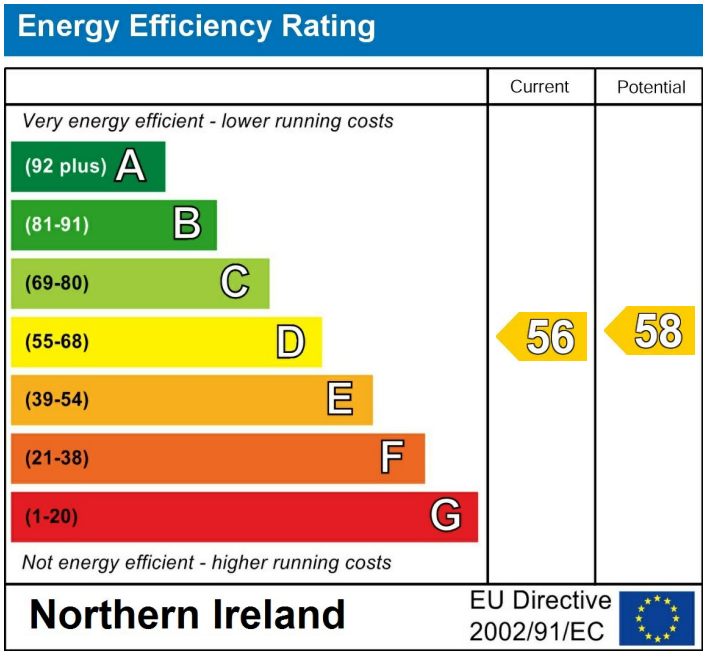


in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Spacious, three bedroom, two reception extended semi detached villa with generous sized private driveway, matching detached garage and large fully enclosed rear garden, conveniently located within the well sought after Somerton Road, North Belfast. The property comprises entrance hall, lounge with bow bay window and cast iron fireplace, separate family/dining room with cast iron fireplace, modern fitted kitchen with informal dining area, three well proportioned first floor bedrooms, and bathroom with three piece suite. Externally the property enjoys double gates leading to generous sized private driveway area finished in tarmac, matching detached garage, and large, fully enclosed rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating, double glazing and convenient location. Early viewing highly recommended.





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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