

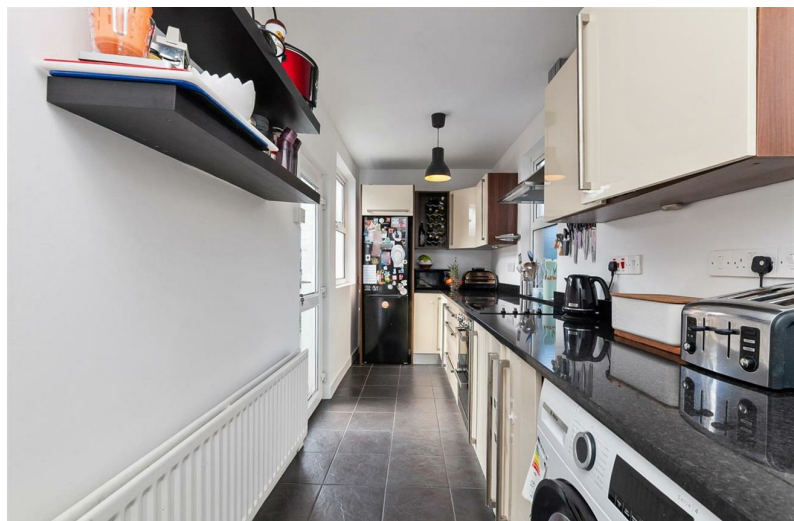


48 Somerton Road, Belfast, BT15 3LG

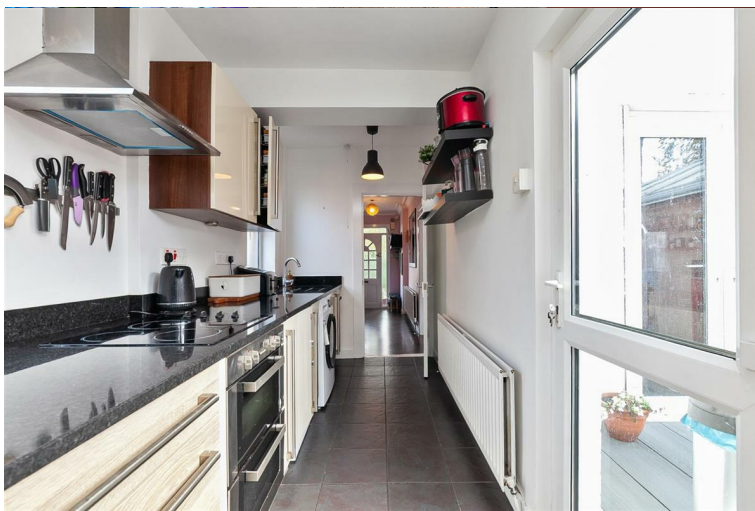
- Period, Semi Detached Home
- Bay Fronted Lounge
- Separate Modern Fitted Kitchen
- Floored Roof Space
- Generous Sized Private Driveway
- Three Well-Proportioned Bedrooms
- Dining Room
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden

Offers Over £199,950

EPC Rating D



48 Somerton Road, Belfast, BT15 3LG



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Glass panelled hardwood front door with matching side screens and fanlight over. Herringbone style wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Under stairs store with gas fired central heating boiler.

#### BAY FRONTED LOUNGE 12'10" x 11'0" (wps)

Bay window to front elevation. Open fire in cast iron fireplace with tiled hearth. Herringbone style wood laminate floor covering. Open arch leading to:

#### DINING ROOM 10'0" x 9'10"

Tiled fireplace with cast iron wood burning stove on slate hearth. Herringbone style wood laminate floor covering. Double glazed French doors leading to rear garden.



## **KITCHEN 17'11" x 5'10"**

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting solid granite work surface. Inlaid stainless steel sink unit. Integrated ceramic hob with stainless steel extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed and space for washing machine. Solid granite upstands to walls. Tiled floor. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to floored roof space via slingsby style ladder.

### **BEDROOM 1 13'2" x 10'1" (wps)**

Bay window to front elevation. Fitted wardrobes in glass and mirror panelled sliding doors. Wood laminate floor covering.

### **BEDROOM 2 9'10"x 9'8"**

Wood laminate floor covering.

### **BEDROOM 3 7'1" x 5'11"**

Fitted cabin bed and storage units. Wood laminate floor covering.

### **DELUXE BATHROOM**

White, three piece suite comprising panelled bath, floating vanity unit and WC. Electric shower and glass shower screen over bath. Part tiling to walls. Tiled floor. Towel radiator.

### **FLOORED ROOF SPACE 16'5" x 8'11"**

Power, light, Velux window, radiator and access to under eaves storage.

### **EXTERNAL**

Generous sized private driveway area finished in concrete.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

External power points.

Fully enclosed rear garden finished in lawn, composite decking and paved patio area.

### **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.





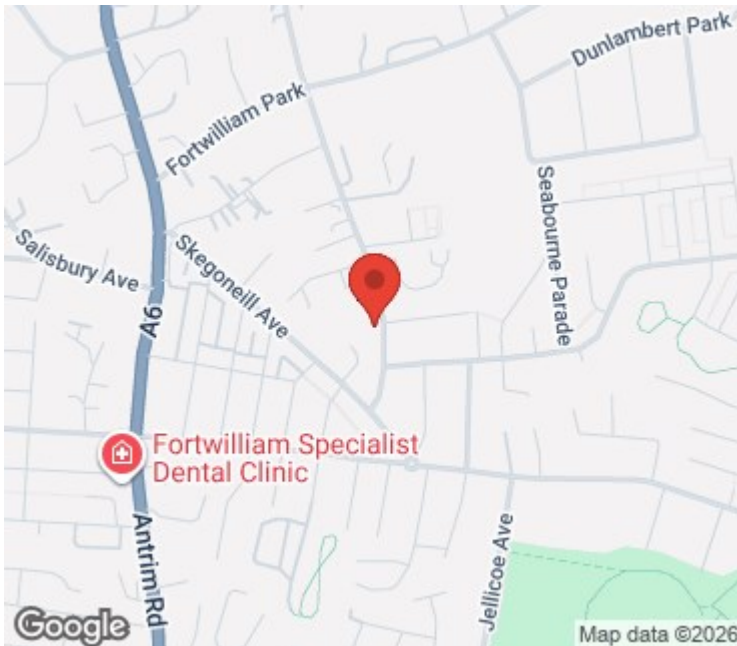
**Immaculately presented, three bedroom, period, semi detached home with floored roof space, conveniently situated off Somerton Road, North Belfast.**

**The property comprises entrance hall, bay-fronted lounge, dining room, separate modern fitted kitchen, three well-proportioned bedrooms, deluxe bathroom, and floored roof space, with power, light, radiator and Velux window.**

**Externally, the property enjoys generous sized private driveway and fully enclosed rear garden, finished in lawn and paved patio area.**

**Other attributes include gas heating and PVC double glazing.**

**Early viewing highly recommended.**



### 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>		<b>77</b>
(55-68) <b>D</b>	<b>56</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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