



7 Somerton Park , Belfast, BT15 4DP

Offers Around £295,000

A Handsome Red Brick Semi Detached Villa Holding A Prime Position Within This Highly Regarded Residential Location.

An exceptionally fine home maintained to a high standard holding a superb site within this highly regarded and much admired residential location. The modern interior comprises 3 bedrooms, two with built-in mirrored slide robes, superb roof space, 2 reception rooms, integrated fitted kitchen incorporating built-in oven and hob, tall integrated fridge/freezer, integrated dishwasher and classic white bathroom suite, complete with separate shower cubicle and corner bath. The dwelling further offers cavity wall insulation, gas central heating, uPvc double glazed windows & doors and has benefited from a modernisation programme in past years. Landscaped well stocked gardens front and rear with driveway and the most convenient location with leading schools, public transport, Fortwilliam Golf Course and Cavehill Country Park all within walking distance makes this the perfect family home.

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

7 Somerton Park

, Belfast, BT15 4DP



- Handsome Red Brick Semi Detached Villa
- Superb Integrated Kitchen
- Gas Central Heating
- Highest Presentation
- 3 Bedrooms Superb Roof Space
- Classic White Bathroom Suite
- Highly Regarded Location
- 2 Reception Rooms
- UPvc Double Glazed Windows & Doors
- Landscaped Gardens

Open Entrance Porch

Entrance Hall

Composite entrance door, oak herringbone wood strip floor, double panelled radiator, under stairs utility cloaks, plumbed for washing machine.

Lounge

12'3" x 11'1" (3.73 x 3.37)

Hole in wall fireplace, over mantle, wood engineered oak floor, cornice ceiling, built-in shelving, double panelled radiator.

Dining Room

12'0" x 11'3" (3.66 x 3.42)

Wood laminate floor, hole in wall fireplace, double panelled radiator.

Kitchen

12'6" x 10'2" (3.82 x 3.10)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, splash back, built-in under oven, 4 ring gas hob, stainless

steel canopy extractor fan, integrated tall fridge/freezer, integrated dishwasher, ceramic tiled floor, low voltage lighting, double panelled radiator, concealed Worcester gas boiler, pvc double glazed rear door.

Breakfast Area

First Floor

Landing, built-in cupboard.

Bathroom

Contemporary white suite comprising shower cubicle, thermostatically controlled shower unit, pvc panelled walls, corner panelled bath, telephone hand shower, vanity unit, low flush wc, porcelain tiled floor, chrome panelled radiator, low voltage lighting.

Bedroom

12'2" x 9'3" (3.71 x 2.81)

Panelled radiator, built-in mirrored slide robes, wood laminate floor.

Bedroom.

12'2" x 9'3" (3.71 x 2.81)

Double panelled radiator, built-in mirrored slide robes.

Bedroom

8'7" x 8'3" (2.62 x 2.52)

Double panelled radiator, wood laminate floor.

Roof Space

11'3" x 11'11" (3.43 x 3.64)

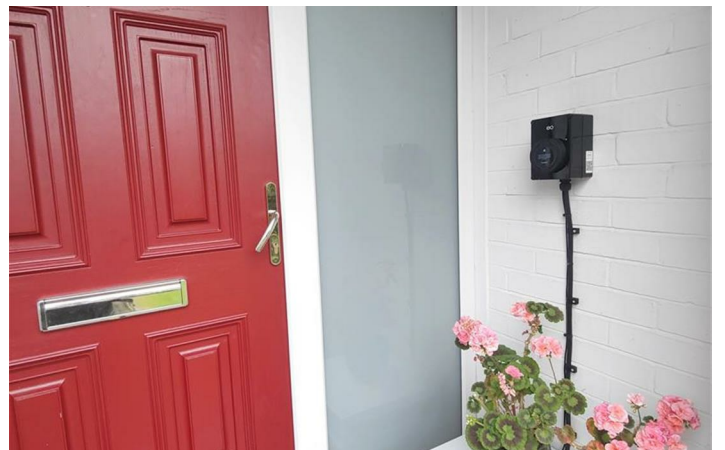
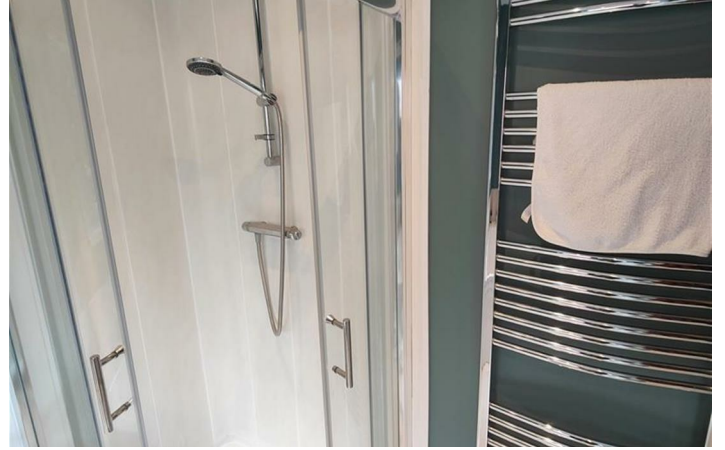
Fixed staircase to floored roof space, under eaves storage, dormer window, view of Cavehill, Belfast Lough and the County Down coastline.

Outside

Front tarmac driveway, landscaped garden and charging point for electric car in porch. Private enclosed rear with lawn, well stocked flowerbeds and raised vegetable bed. Paved patio area to rear with garden shed. Outside light and tap.

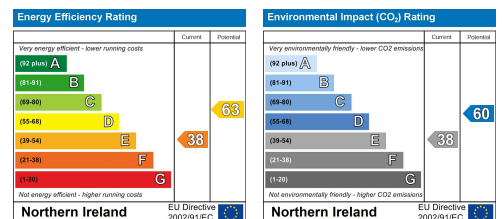


Directions



Floor Plan

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