

76 Somerton Road , Belfast, BT15 4DD

Offers Around £435,000

Handsome Double Fronted Detached Residence Holding A Magnificent Site Within This Highly Regarded Location

Holding a fabulous position within this much admired and sought after section of the Somerton Road this handsome double extended detached residence will have immediate appeal. Maintained to a good standard over the years the spacious interior comprises 4 bedrooms, 2 reception rooms to include through lounge with sliding doors to patio, fitted kitchen incorporating built-in double oven and hob with dining area, downstairs shower room with utility area and family bathroom in white suite. The dwelling further offers Upvc double glazed windows and gas fired central heating. Mature gardens front and south facing rear with garage and ample carparking combines with the perfect location with leading schools, excellent local shopping, public transport and the city only a short distance away.

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		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

76 Somerton Road

, Belfast, BT15 4DD



- Fabulous Double Extended Double Fronted Detached Residence
- Extended Downstairs Shower Room
- Gas Central Heating
- 4 Bedrooms 2 Reception Rooms
- Extended White Family Bathroom
- Mature Site With Southernly Aspect To Rear
- Extended Fitted Kitchen
- Upvc Double Glazed windows
- Highly Regarded Location

Open Entrance Porch

Entrance Hall

Double glazed entrance door, panelled radiator.

Shower Room

White suite comprising shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

Utility Area

Plumbed for washing machine.

Through Lounge

18'0" x 13'1" (5.50 x 4.01)

Hardwood fireplace, marble inset, gas fire, sliding patio doors, panelled radiators.

Livingroom

13'1" x 12'3" (4.01 x 3.74)

Double panelled radiator, picture rail.

Kitchen

15'10" x 12'2" (4.84 x 3.73)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level double

oven and ceramic hob, stainless steel canopy extractor fan, plumbed for dishwasher, tall larder, fridge freezer housing, partly tiled walls.

Dining Area

Panelled radiator, Upvc double glazed rear door.

Landing

Panelled radiator.

Bedroom

17'11" x 13'1" (5.48 x 4.00)

Extensive range of built-in robes, cupboards above, drawer packs, vanity unit, panelled radiators.

Bedroom

11'11" x 8'7" (3.65 x 2.64)

Panelled radiator.

Bedroom

13'1" x 12'2" (4.00 x 3.72)

Built-in robe, panelled radiator.

Bedroom

12'2" x 7'7" (3.71 x 2.32)

Built-in robe, panelled radiator.

Bathroom

Classic white suite comprising raised bath, tiled surround, telephone handset shower, pedestal wash hand basin, bidet, low flush wc, partly tiled walls, panelled radiator, concealed gas boiler.

Roofspace

Slingsby type ladder.

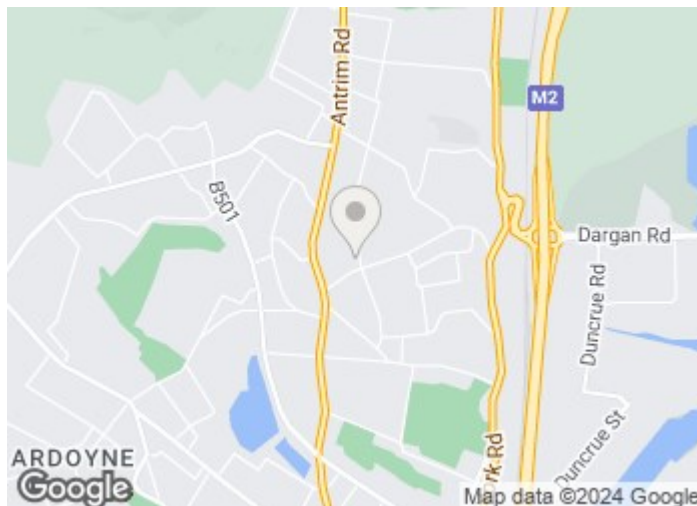
Outside

Private gardens front and south facing rear in lawns, shrubs, trees and mature hedging with raised patio area. Outside light and tap

Detached Garage

15'11" x 11'3" (4.86 x 3.43)

Double doors, driveway with ample carparking.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark