

48 Somerton Road , Belfast, BT15 3LG

Offers Over £229,950

A Magnificent Period Semi Detached Villa Which Has Been Extended, Re-Modelled And Modernised To The Highest Standard.

Affording a delightful open aspect to front this magnificent 1930's period semi detached villa has been tastefully re-modelled and modernised to an exceptional standard. The generously proportioned extended accommodation comprises 3 bedrooms, through lounge, dining area with patio doors, luxury fitted kitchen incorporating built-in oven, ceramic hob and granite worktops and deluxe fully tiled modern white bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia, eaves, recently installed gas central heating, superb roof space storage, master bedroom into bay and extensive use of wood laminate and ceramic floor coverings throughout. Private landscaped gardens with ample car parking to front and private rear combines with the most convenient location with leading schools, public transport and excellent local shopping all within easy walking distance - Early Viewing is highly recommended.

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

48 Somerton Road

, Belfast, BT15 3LG



- Magnificent Extended Period Semi Detached
- Deluxe Fully Tiled Bathroom Suite
- Roof Space Storage
- Most Poular Location
- 3 Bedrooms Through Lounge
- Upvc Double Glazed Windows
- Ample Driveway Parking
- Luxury Fitted Kitchen
- Recent Gas Heating
- Private Landscaped Gardens

Entrance Hall

Hardwood entrance door, herringbone wood laminate floor, double panelled radiator.

Through Lounge

24'6" x 10'0" into bay (7.49 x 3.05 into bay)
Herringbone wood laminate floor, attractive fireplace, double panelled radiator, pvc double doors.

Archway to :

Dining Area

Herringbone wood laminate floor, wood burning stove, panelled radiator, pvc double doors.

Kitchen

9'6" x 9'10" (2.90 x 3.02)
Single drainer stainless steel sink unit, extensive range of high and low level

units, granite worktops, built- in under oven and ceramic hob, stainless steel canopy extractor fan, plumbed for washing, fridge/freezer space, double panelled radiator, partly tiled walls, ceramic tiled floor, pvc door to rear.

First Floor

Landing, access to roof space.

Roof Space Storage

Velux window, under eaves storage, double panelled radiator.

Bathroom

Fully tiled modern white bathroom suite comprising panelled bath, shower screen, electric shower unit, pedestal wash hand basin, low flush wc, tiled walls, chrome radiator, ceramic tiled floor, extractor fan.

Bedroom

13'10" x 10'2" into bay (4.22 x 3.10 into bay)
Wood laminate floor, built-in slider robes, double panelled radiator.

Bedroom

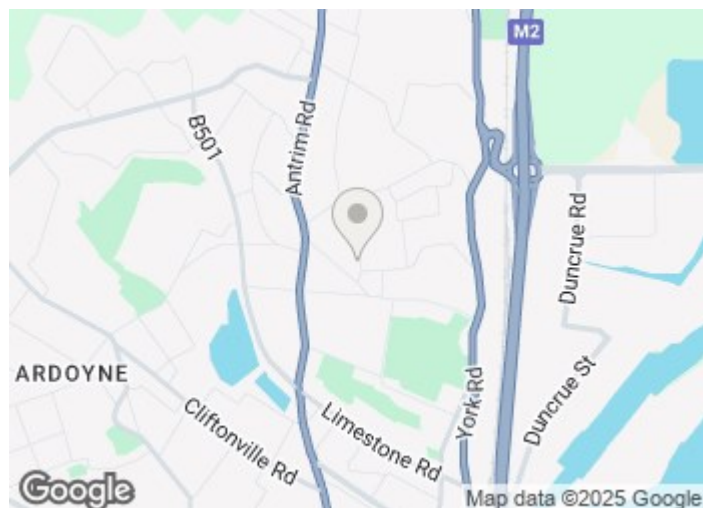
9'8" x 10'0" (2.97 x 3.05)
Wood laminate floor, double panelled radiator.

Bedroom

9'8" x 10'0" (2.97 x 3.05)
Wood laminate floor, double panelled radiator.

Outside

Hard landscaped front with mature shrubs, Ample driveway parking. Rear gardens in mature lawn, concrete patio, composite decking, garden shed, outside light and tap.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

