

## 97 Somerton Road , Belfast, BT15 4DH

**Offers Over £405,000**

Grand Period Extended Semi Detached Villa Set Within This Highly Regarded Location.

A handsome red brick extended semi detached residence holding a prime position within this highly regarded residential location. The richly appointed interior comprises 5 bedrooms, 2 reception rooms with lounge into bay, extended luxury fitted kitchen incorporating built-in range and island unit open plan to dining area, sunroom, downstairs shower room, utility area and deluxe white bathroom suite complete with separate shower cubicle and jacuzzi style bath. The dwelling further offers partially Upvc double glazed windows, gas central heating, updated wiring and has been maintained and updated to a high standard over the years whilst retaining the charm and classic period features of a bygone era. Driveway parking and mature private gardens combines with the perfect location with leading schools, public transport, Cavehill Tennis Club and excellent local shopping all within walking distance makes this a unique opportunity for the family buyer - Early inspection 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	46	60
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 97 Somerton Road , Belfast, BT15 4DH



- Grand Period Extended Semi Detached Villa
- Open Plan To Dining Area, Sunroom
- Partially Upvc Double Glazed Windows
- Private Mature Rear Gardens
- 5 Bedrooms, 2 Receptions Rooms
- Downstairs Shower Room, Utility
- Gas Central Heating
- Extended Fitted Kitchen
- Deluxe White Bathroom Suite
- Driveway Parking

## Entrance Porch

Hardwood entrance door, ceramic tiled floor, panelled radiator.

## Entrance Hall

Ceramic tiled floor, double panelled radiator.

## Lounge

16'4" x 13'6" into bay (5.00 x 4.14 into bay)  
Wood laminate floor, marble fireplace, picture rail, double panelled radiator.

## Living Room

15'4" x 13'6" into bay (4.69 x 4.14 into bay)  
Wood laminate floor, double panelled radiator.

## Extended Kitchen

18'1" x 15'11" at widest (5.53 x 4.87 at widest)  
"Belfast" style ceramic sink unit, extensive range of oak high and low level units, granite worktops, island unit, wine rack, range style cooker with 6 ring gas hob, partially tiled walls, integrated extractor fan, American style fridge/ freezer space, integrated dish washer, plumbed for washing machine, ceramic tiled floor, recessed lighting.

Open plan to

## Dining Area

Ceramic tiled floor, double panelled radiator.

Open plan to

## Sunroom

Pvc patio style doors.

## Downstairs Shower Room, Utility Area

Stainless steel sink unit, range of low level units, plumbed for washing machine, fully tiled modern white bathroom suite comprising fully tiled shower cubicle with electric shower, low flush WC, extractor fan, double panelled radiator.

## First Floor

Panelled radiator.

## Bathroom

Fully tiled deluxe 4 piece bathroom suite comprising "jacuzzi" style bath, shower cubicle, thermostatically controlled drench shower, vanity unit, low flush wc, tiled walls, ceramic tiled floor, feature radiator, recessed lighting.

## Bedroom

9'10" x 9'3" (3.01 x 2.84)  
Gas boiler, panelled radiator.

## Bedroom

13'4" x 12'3" (4.07 x 3.75 )  
Panelled radiator.

## Bedroom

19'8" x 19'4" into bay (6.01 x 5.90 into bay )  
Double panelled radiator

## Second Floor

Access to storage.

## Bedroom

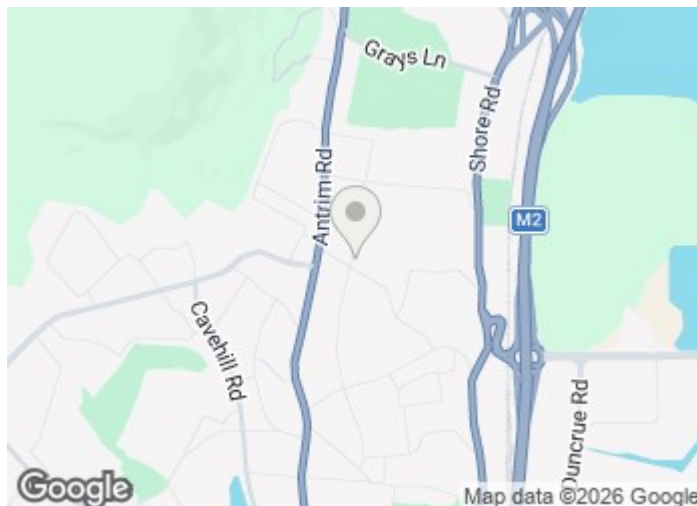
13'1" x 12'0" (3.99 x 3.66)  
Panelled radiator.

## Bedroom

18'10" x 12'3" (5.76 x 3.75)  
Double panelled radiator.

## Outside

Mature gardens front with tarmca driveway via ornate gates, mature lawn and mature hedging. Private rear in mature lawn, shrubs and hedging, patio, outside water tap, covered storage.

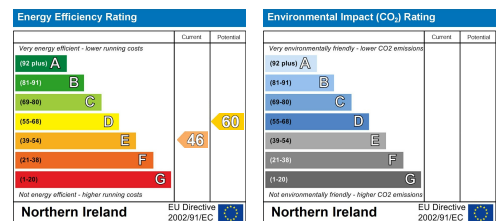


## Directions



# Floor Plan

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