



44 Somerton Park, Belfast, BT15 4DP

Offers Over £334,950

- Semi detached villa in highly regarded residential area
- 4 Bedrooms
- 2 Reception rooms
- Modern fitted kitchen with built in appliances
- Gas fired central heating
- Highest standard of presentation throughout
- Bathroom with modern white suite
- Double glazing
- Generous south facing rear garden
- Garage/ Car parking space

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This beautifully presented semi-detached villa effortlessly combines character and charm with modern family living. Offering four well-proportioned bedrooms, the property has been finished to an exceptional standard throughout, creating a warm and inviting home ready for immediate occupation. The spacious and versatile accommodation is ideal for growing families, while the tasteful décor enhances its timeless appeal. To the rear, the superb south-facing garden provides the perfect setting for relaxing, entertaining, or enjoying sunny days with family and friends. Conveniently located, the property is within easy reach of excellent schools, local shops, public transport links, and a wide range of everyday amenities, making it an outstanding opportunity for those seeking a stylish home in a highly desirable and well-connected area.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Polished wood flooring, picture rail, cornicing, cloaks

Lounge

14'5 x 11'1

Feature fireplace, open fire, cornicing, polished floorboards

Dining Room

11'10 x 10'8

Feature fireplace, polished wood flooring

Kitchen/Dining Area

17'1 x 8'6 (at max)

Range of high and low level units, marble worksurfaces, inlaid hob unit, extractor fan, splashback, built in oven, sink unit with mixer tap and vegetable sink, downlighters

First Floor

Landing

Stained glass window

Bedroom (1)

12'4 x 9'6

Picture rail and cornicing

Bedroom (2)

11'9 x 9'6

Picture rail

Bedroom (3)

8'1 x 7'0

Picture rail

Bathroom

White suite, panelled bath with mixer tap, telephone hand shower, overhead rain shower, wall hung vanity unit, low flush W/C, luxury wall and floor tiling, downlighters

Fixed Staircase To Second Floor

Landing

Velux window

Bedroom (4)

10' 4 x 9'11

Velux window, gas boiler

Outside

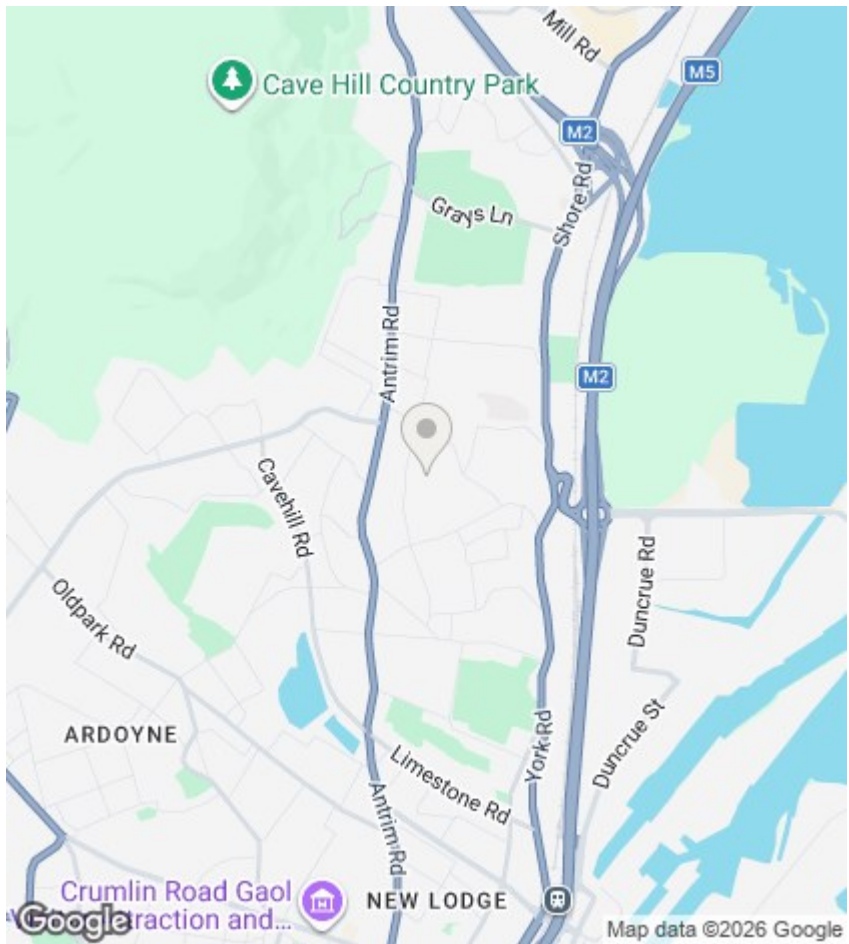
Front in lawn, car parking space

Rear in generous lawn, plants, trees and shrubs, paved patio area, light and tap

Garage

19'2 x 10'3

Up and over door, light and power



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
	EU Directive 2002/91/EC	

