



## 14 Somerton Gardens , Belfast, BT15 3LN

**Offers Over £135,000**

Handsome Red Brick Semi Detached Family Home With Delightful Rear Gardens In Most Sought After Cul De Sac Location.

A handsome red brick period semi detached villa holding a mature site with delightfully private level rear gardens within this exceptionally popular cul de sac location. The charming interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, fitted kitchen with dining space, fixed staircase to roof space storage and deluxe fully tiled white bathroom suite with jacuzzi style bath. The property has benefited from significant improvements in recent years carried out under an enveloping scheme to include re-roofing, uPvc double glazed windows, gas central heating and wiring improvements but does now require cosmetic improvements to maximise the obvious potential of this much loved family home. Hard landscaped gardens to the rear offer a delightfully private space for the family to enjoy combines with the most popular and convenient location to make this the perfect project ideally suited to the builder, developer or DIY enthusiast capable of maximising the obvious potential - Early viewing is strongly recommended.

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



# 14 Somerton Gardens

, Belfast, BT15 3LN



- Handsome Red Brick Semi Detached Family Home
- Modern Bathroom Suite
- Wiring Improvements
- Fantastic Potential
- 3 Bedrooms, 2 Reception Rooms
- Upvc Double Glazed Windows
- Re-Roofing
- Fitted Kitchen With Dining
- Gas Central Heating
- Private Rear Gardens

## Entrance Hall

Hardwood entrance door, picture rail, double panelled radiator.

## Lounge

14'9" x 11'3" into bay (4.52 x 3.43 into bay)  
Tiled hearth, wood laminate floor.

Double doors to:

## Living Room

14'9" x 10'11" (4.50 x 3.33)  
Double panelled radiator.

## Kitchen

13'10" x 9'10" at widest (4.22 x 3.01 at widest)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, 4 ring gas hob, steel under oven, fridge freezer space, extractor fan, ceramic tiled floor, partially

tiled walls.

Dining Area:

Understairs storage, Lvf flooring, double panelled radiator, hardwood door to rear.

## First Floor

Landing, fixed staircase to roof space storage.

## Bathroom

Modern fully tiled white suite comprising jacuzzi style bath, telephone hand shower, vanity unit, low flush WC, extractor fan, pvc panelled walls, ceramic tiled floor, panelled radiator.

## Bedroom

14'9" x 10'11" (4.50 x 3.33)  
Picture rail, panelled radiator.

## Bedroom

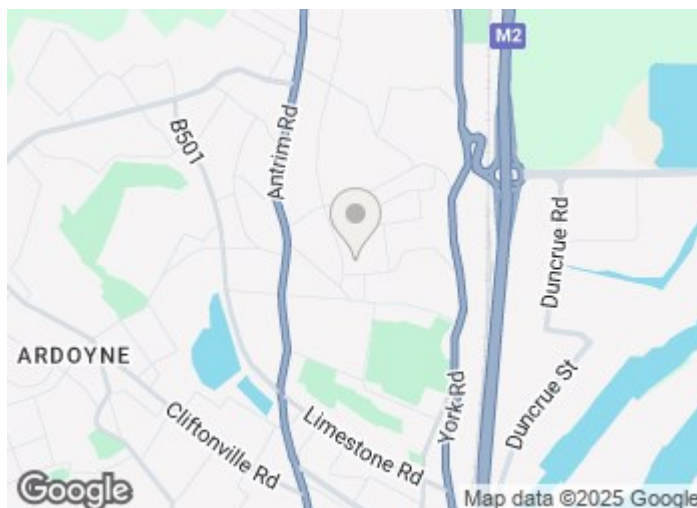
11'3" x 10'11" at widest (3.45 x 3.35 at widest)  
Picture rail, double panelled radiator.

## Bedroom

10'2" x 6'5" (3.10 x 1.96)  
Panelled radiator.

## Outside

Enclosed front in flowerbeds and mature hedging. Private enclosed hard landscaped rear in patio, horizontal/vertical panel fencing, mature lawn and hedging, 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.

