



## 7 Somerton Park , Belfast, BT15 4DP

**Offers Around £295,000**

A Handsome Red Brick Semi Detached Villa Holding A Prime Position Within This Highly Regarded Residential Location.

An exceptionally fine home maintained to a high standard holding a superb site within this highly regarded and much admired residential location. The modern interior comprises 3 bedrooms, two with built-in mirrored slide robes, superb roof space, 2 reception rooms, integrated fitted kitchen incorporating built-in oven and hob, tall integrated fridge/freezer, integrated dishwasher and classic white bathroom suite, complete with separate shower cubicle and corner bath. The dwelling further offers cavity wall insulation, gas central heating, uPvc double glazed windows & doors and has benefited from a modernisation programme in past years. Landscaped well stocked gardens front and rear with driveway and the most convenient location with leading schools, public transport, Fortwilliam Golf Course and Cavehill Country Park all within walking distance makes this the perfect family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)		38	
G (1-20)			
Not energy efficient - higher running costs			63
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



# 7 Somerton Park

, Belfast, BT15 4DP



- Handsome Red Brick Semi Detached Villa
- Superb Integrated Kitchen
- Gas Central Heating
- Highest Presentation
- 3 Bedrooms Superb Roof Space
- Classic White Bathroom Suite
- Highly Regarded Location
- 2 Reception Rooms
- UPvc Double Glazed Windows & Doors
- Landscaped Gardens

## Open Entrance Porch

### Entrance Hall

Composite entrance door, oak herringbone wood strip floor, double panelled radiator, under stairs utility cloaks, plumbed for washing machine.

### Lounge

12'3" x 11'1" (3.73 x 3.37)

Hole in wall fireplace, over mantle, wood engineered oak floor, cornice ceiling, built-in shelving, double panelled radiator.

### Dining Room

12'0" x 11'3" (3.66 x 3.42)

Wood laminate floor, hole in wall fireplace, double panelled radiator.

### Kitchen

12'6" x 10'2" (3.82 x 3.10)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, splash back, built-in under oven, 4 ring gas hob, stainless

steel canopy extractor fan, integrated tall fridge/freezer, integrated dishwasher, ceramic tiled floor, low voltage lighting, double panelled radiator, concealed Worcester gas boiler, pvc double glazed rear door.

Breakfast Area

### First Floor

Landing, built-in cupboard.

### Bathroom

Contemporary white suite comprising shower cubicle, thermostatically controlled shower unit, pvc panelled walls, corner panelled bath, telephone hand shower, vanity unit, low flush wc, porcelain tiled floor, chrome panelled radiator, low voltage lighting.

### Bedroom

12'2" x 9'3" (3.71 x 2.81)

Panelled radiator, built-in mirrored slide robes, wood laminate floor.

### Bedroom.

12'2" x 9'3" (3.71 x 2.81)

Double panelled radiator, built-in mirrored slide robes.

### Bedroom

8'7" x 8'3" (2.62 x 2.52)

Double panelled radiator, wood laminate floor.

### Roof Space

11'3" x 11'11" (3.43 x 3.64)

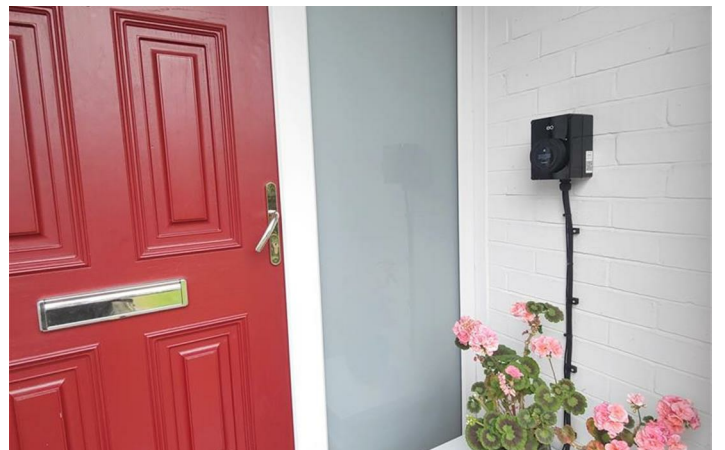
Fixed staircase to floored roof space, under eaves storage, dormer window, view of Cavehill, Belfast Lough and the County Down coastline.

### Outside

Front tarmac driveway, landscaped garden and charging point for electric car in porch. Private enclosed rear with lawn, well stocked flowerbeds and raised vegetable bed. Paved patio area to rear with garden shed. Outside light and tap.



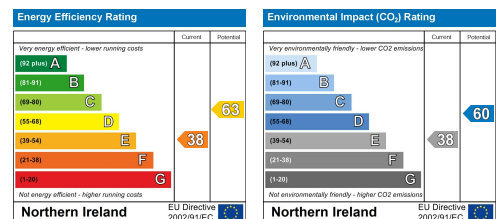
## Directions





# 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 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