



## 76 Somerton Road , Belfast, BT15 4DD

**Offers Around £435,000**

Handsome Double Fronted Detached Residence Holding A Magnificent Site Within This Highly Regarded Location

Holding a fabulous position within this much admired and sought after section of the Somerton Road this handsome double extended detached residence will have immediate appeal. Maintained to a good standard over the years the spacious interior comprises 4 bedrooms, 2 reception rooms to include through lounge with sliding doors to patio, fitted kitchen incorporating built-in double oven and hob with dining area, downstairs shower room with utility area and family bathroom in white suite. The dwelling further offers Upvc double glazed windows and gas fired central heating. Mature gardens front and south facing rear with garage and ample carparking combines with the perfect location with leading schools, excellent local shopping, public transport and the city only a short distance away.

| 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 |  |         |           |
| <b>Northern Ireland</b>                     |  | 63      | 71        |
| EU Directive 2002/91/EC                     |  |         |           |

# 76 Somerton Road

, Belfast, BT15 4DD



- Fabulous Double Extended Double Fronted Detached Residence
- Extended Downstairs Shower Room
- Gas Central Heating
- 4 Bedrooms 2 Reception Rooms
- Extended White Family Bathroom
- Mature Site With Southernly Aspect To Rear
- Extended Fitted Kitchen
- Upvc Double Glazed windows
- Highly Regarded Location

## Open Entrance Porch

### Entrance Hall

Double glazed entrance door, panelled radiator.

### Shower Room

White suite comprising shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

### Utility Area

Plumbed for washing machine.

### Through Lounge

18'0" x 13'1" (5.50 x 4.01)

Hardwood fireplace, marble inset, gas fire, sliding patio doors, panelled radiators.

### Livingroom

13'1" x 12'3" (4.01 x 3.74)

Double panelled radiator, picture rail.

### Kitchen

15'10" x 12'2" (4.84 x 3.73)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level double

oven and ceramic hob, stainless steel canopy extractor fan, plumbed for dishwasher, tall larder, fridge freezer housing, partly tiled walls.

### Dining Area

Panelled radiator, Upvc double glazed rear door.

### Landing

Panelled radiator.

### Bedroom

17'11" x 13'1" (5.48 x 4.00)

Extensive range of built-in robes, cupboards above, drawer packs, vanity unit, panelled radiators.

### Bedroom

11'11" x 8'7" (3.65 x 2.64)

Panelled radiator.

### Bedroom

13'1" x 12'2" (4.00 x 3.72)

Built-in robe, panelled radiator.

### Bedroom

12'2" x 7'7" (3.71 x 2.32)

Built-in robe, panelled radiator.

## Bathroom

Classic white suite comprising raised bath, tiled surround, telephone handset shower, pedestal wash hand basin, bidet, low flush wc, partly tiled walls, panelled radiator, concealed gas boiler.

## Roofspace

Slingsby type ladder.

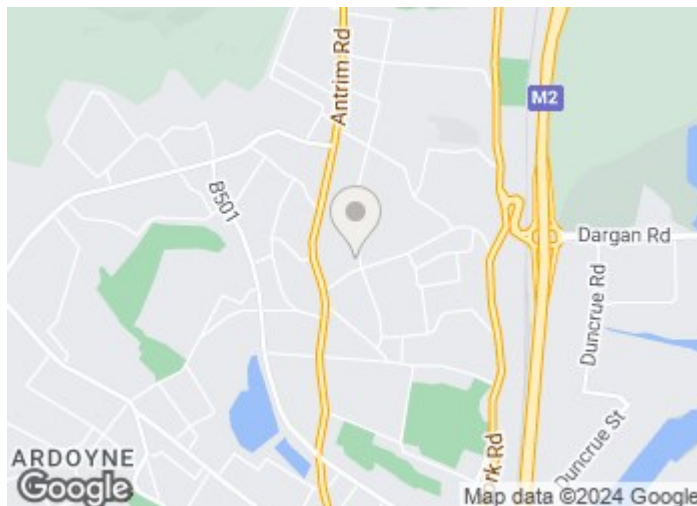
## Outside

Private gardens front and south facing rear in lawns, shrubs, trees and mature hedging with raised patio area. Outside light and tap

## Detached Garage

15'11" x 11'3" (4.86 x 3.43)

Double doors, driveway with ample carparking.



## Directions



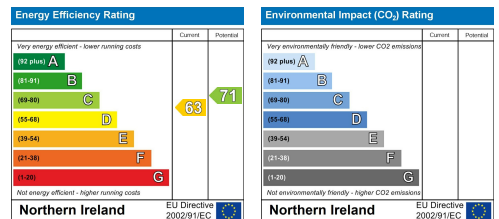
# Floor Plan

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Total Area: 145.2 m<sup>2</sup> ... 1563 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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