



19 Somerton Gardens , Belfast, BT15 3LN

Offers Over £125,000

A Fantastic Opportunity To Purchase An Attractive Red Brick Semi Detached Villa Holding A Superb Site With Obvious Further Potential

A handsome red brick period semi detached villa holding a mature site with delightful rear gardens within this exceptionally popular residential location. The charming interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, fitted kitchen and newly installed fully tiled white bathroom suite. While requiring cosmetic improvements the significantly improved accommodation offers recently installed gas central heating, recently installed Upvc double glazed windows, Pvc fascia and eaves with replacement rain water goods and has been maintained to an excellent standard over the years. Mature gardens to rear with timber garage combines with the most convenient location to make this the perfect home for the young married couple or professional alike looking to maximise the obvious potential - With opportunities of this nature few and far between Early viewing is strongly 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		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

19 Somerton Gardens

, Belfast, BT15 3LN



- Handsome Red Brick Semi Detached Villa
- Modern Fitted Kitchen
- Recently Installed Gas Central Heating
- Superb Mature Gardens
- Most Popular Cul-De-Sac Location
- Newly Installed Fully Tiled White Bathroom Suite
- Cosmetic Improvements Required
- 3 Bedrooms, 2 Reception Rooms
- Upvc Double Glazed Windows, Fascia & Eaves
- Fantastic Opportunity

Entrance Hall

Hardwood entrance door, panelled radiator.

Lounge Into Bay

12'4" x 10'5" (3.77 x 3.19)
Double panelled radiator.

Living Room

10'7" x 9'8" (3.24 x 2.96)
Attractive fireplace, double panelled radiator.

Kitchen

14'6" x 6'6" (4.42 x 2.00)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, free standing cooker, plumbed for washing machine, fridge/freezer

space, partly tiled walls, Lvf flooring, panelled radiator, Upvc double glazed rear door.

First Floor

Landing.

Bathroom

Newly installed white suite comprising panelled bath, telephone hand shower, drench style shower, vanity unit, low flush WC, tiled walls, ceramic tiled floor, panelled radiator.

Bedroom

9'8" x 8'2" (2.95 x 2.50)
Panelled radiator.

Bedroom

6'11" x 6'10" (2.12 x 2.09)
Built-in storage, panelled radiator.

Bedroom

10'11" x 9'8" (3.33 x 2.96)
Panelled radiator.

Outside

Shared access driveway, Hard landscaped gardens to front in patio, vertical panel fencing. Enclosed gardens to rear in patio, mature lawn and hedging, outside tap and light.

Storage

7'6" x 7'1" (2.29 x 2.16)
Concealed gas boiler.

Timber Garage

16'11" x 8'11" (5.17 x 2.73)
Stable style doors.



Directions



Floor Plan

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