



## 19 Somerton Gardens , Belfast, BT15 3LN

**Offers Over £99,950**

A Fantastic Refurbishment Opportunity 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 significant refurbishment the improved accommodation offers recently installed gas central heating, recently installed Upvc double glazed windows, low outgoings, 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 refurbishment 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)	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			
<b>Northern Ireland</b>		67	69
EU Directive 2002/91/EC			

# 19 Somerton Gardens

, Belfast, BT15 3LN



- Fantastic Refurbishment Opportunity
- Modern Fitted Kitchen
- Recently Installed Gas Central Heating
- Superb Potential
- Handsome Red Brick Semi Detached Villa
- Newly Installed Fully Tiled White Bathroom Suite
- Mature Gardens
- 3 Bedrooms, 2 Reception Rooms
- Upvc Double Glazed Windows, Fascia & Eaves
- Significant Refurbishment Required

## 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

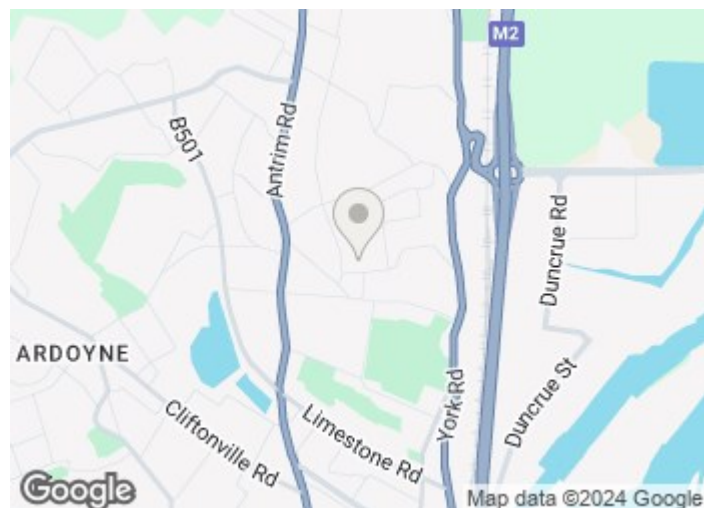
Shared access driveway, Hard landscaped gardens to front in patio, vertical panel fencing. Enclosed gardens to rear in patio, mature lawn and hedging, outside tap and light.

## 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

19, Somerton Gardens, BELFAST, BT15 3LN



Ground Floor

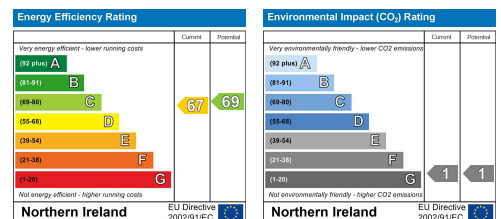


First Floor

Total Area: 56.5 m<sup>2</sup> ... 609 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.



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