



10 Somerset Street, Belfast, BT7 2GS

Asking Price £179,950

Situated on the Ormeau Road, this property provides easy access to the various long standing cafes, restaurants and entertainment facilities as well as the more recent additions that are only adding to the culture and community feel that this area has to offer. Transport links into and out of Belfast are on your doorstep as well as the Lagan Tow Path, Cherryvale Playing Fields and Ormeau Park.

Internally the property comprises three bedrooms and white bathroom suite on the first floor, while the ground floor accommodation consists of lounge to the front and fitted kitchen to the rear.

The property also benefits from a gas heating system, double glazing and flagged patio area to the rear. An excellent first time purchase and / or investment in a fantastic location.

- Mid Terrace Home
- One Reception Room
- White Bathroom Suite
- Double Glazing
- 2 Minute Walk from The Ormeau Road
- Three Bedrooms
- Shaker Style Fitted With Casual Dining Area
- Gas Heating
- Enclosed Rear Yard
- Fantastic First Time Purchase

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		71	73
(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	



Entrance Porch

Glass panelled front door to entrance porch. Tiled flooring.
Glass panelled Inner door. Laminate flooring.

Lounge 14'3 x 9'0 (4.34m x 2.74m)

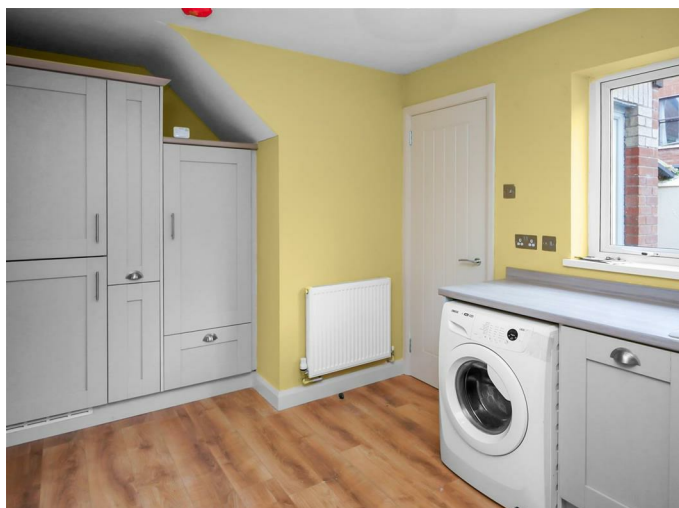


Laminate flooring.

Fitted Kitchen/Dining 13'5 x 9'0 (4.09m x 2.74m)



(at widest points) Shaker style kitchen with range of fitted units, single drainer 1 1/4 bowl ceramic sink unit with mixer taps, built in hob, stainless steel overhead extractor fan, eye level oven. Formica work surfaces, integrated fridge freezer, pull out larder cupboard. Laminate flooring.



Rear Hallway

Large storage pantry. Additional under-stairs storage area.

First Floor

Bedroom One 15'0 x 9'9 (4.57m x 2.97m)



Double built in robe.



Bedroom Two



Built in robe.

Bedroom Three 8'6 x 7'0 (2.59m x 2.13m)



White Bathroom Suite



Comprising bath with tiled bath panel. mixer taps and hand shower, wash hand basin, low flush w.c Part tiled walls.

Landing

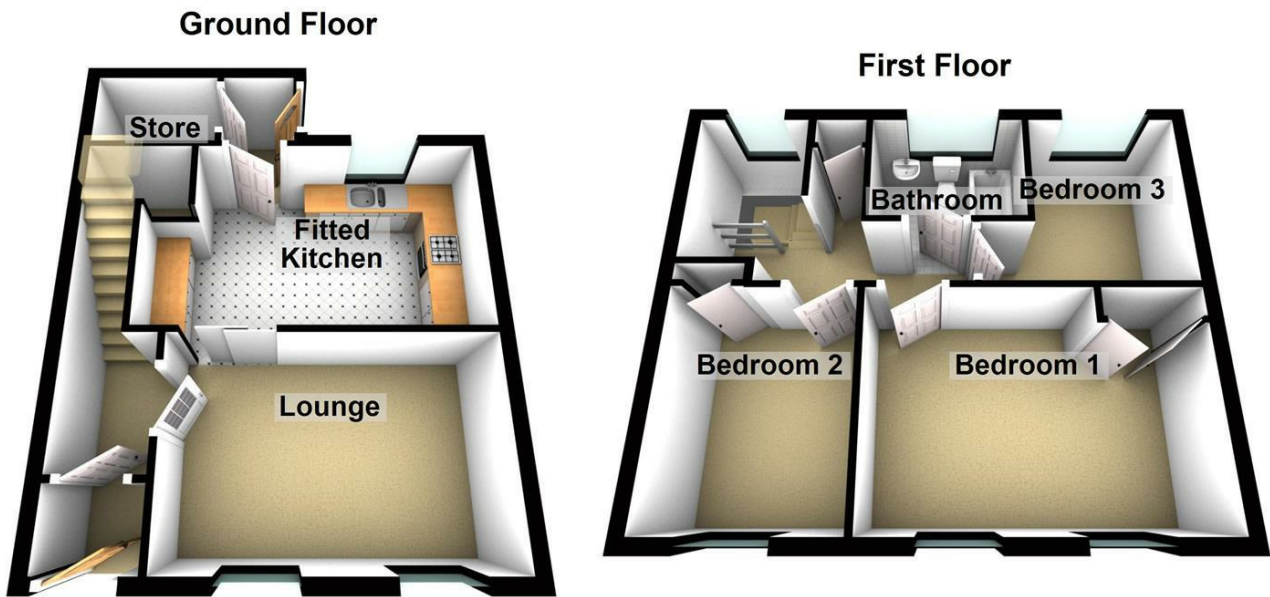
Hot-press housing 'Worcester' gas boiler.

Outside Rear



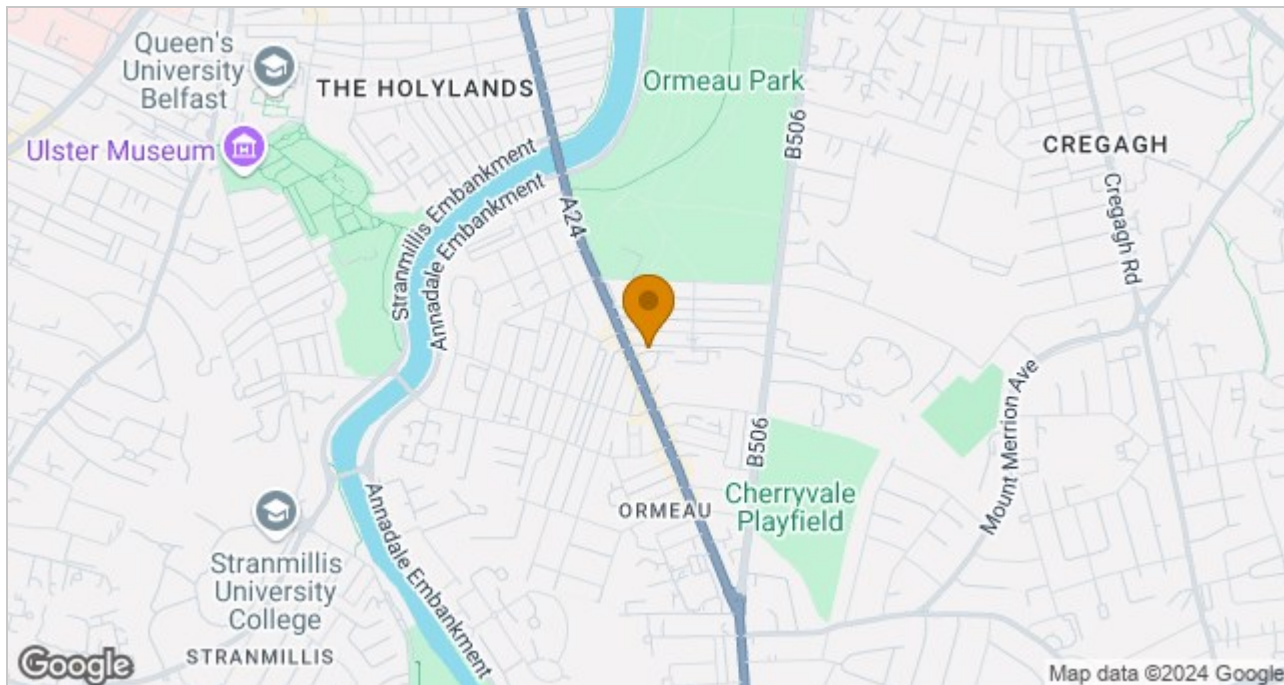
Enclosed rear yard, access to shared alleyway.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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