



## 403 Somerset Studios

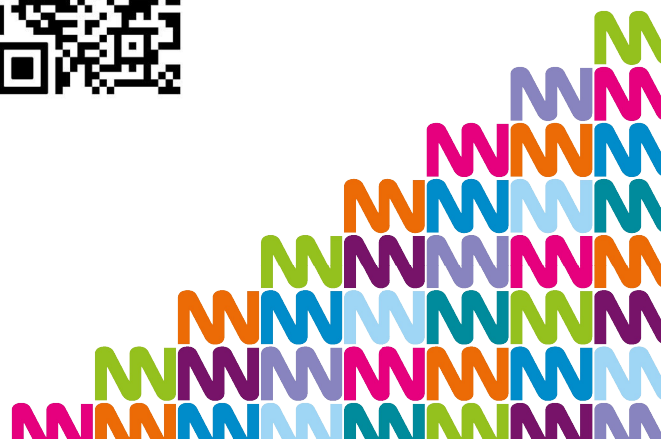
Dublin Road, Belfast  
BT7 1RP

Offers In The  
Region Of £225,000

- Luxury Duplex Loft Style Apartment
- Perfectly Located in the Heart of Belfast
- Two Bedrooms with Ample Storage
- Spacious Open Plan Dining/ Living Area
- Modern Fully Fitted Kitchen
- Main Bathroom & Ensuite
- Secure Allocated Car Parking Space
- Original Features include Exposed Brick & High Ceilings
- Gas Fired Central Heating
- EPC



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		







This stunning top floor duplex apartment in the heart of Belfast offers a rare opportunity to experience characterful industrial heritage combined with modern design. Once an Edwardian linen factory, this loft-style home showcases original exposed brickwork, lofty ceilings, and generous natural light through industrial-style windows.

Spanning to almost 1000 square feet, the comfortable layout features a welcoming living room with mezzanine balcony, a sleek breakfast-bar kitchen, two well-sized bedrooms (master with ensuite), and a contemporary bathroom. Practical comforts include gas central heating, double glazing, and a secure private parking space perfect for city living.

Located just off Dublin Road, the property is walking distance from Queen's University and Victoria Square, as well as a wide range of cafés, bars, and cultural venues. With the perfect blend of urban ease and historical charm, an early viewing of this exceptional property is strongly recommended.

#### ACCOMMODATION

This stylish two bedroom duplex apartment comprises of a open plan living/dining area that leads to the high end fitted kitchen with integrated appliances & breakfast bar, tiled bathroom with combined bath & shower, two well proportioned bedrooms - one of which includes an ensuite with an enclosed shower.

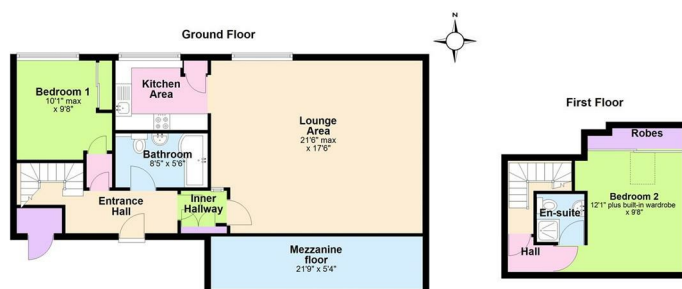
#### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on [laura@ritchiemclean.co.uk](mailto:laura@ritchiemclean.co.uk)

#### ENQUIRES TO

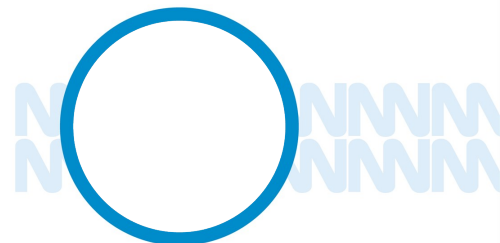
Kyle Toan:

[kyle@quinnestateagents.com](mailto:kyle@quinnestateagents.com) or 07542 607015



Apt 403 Somerset Studios, Marcus Ward Street, Dublin Road, Belfast

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

**Kyle Toan**

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