



8 Somerton Court, Belfast, BT15 3LQ

- Mid Townhouse
- Lounge; Focal Point Fireplace
- Bathroom With Three Piece Suite
- Paved, Double Driveway Area To Front
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Fully Enclosed, Low Maintenance Rear Garden
- No Onward Chain

Offers Over £164,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Tile effect lino floor covering. Glazed panelled door leading into:

#### LOUNGE 15'8" x 12'5"

Focal point, granite fireplace with matching hearth and electric fire insert. Wood laminate floor covering. Box bay, PVC double glazed window to front elevation. Glazed panelled door to:

#### HALLWAY

Stairwell leading to first floor. Open access into:



## **KITCHEN WITH INFORMAL DINING AREA 15'8" x 8'11"**

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Matching upstands. Stainless steel sink unit with draining bay. Space for range style oven with five ring gas hob. Splashback and pyramid style extractor canopy over hob. Integrated fridge freezer. Plumbed and space for washing machine. Integrated slim line dishwasher. Tiled floor. Access to built in under stairs store with shelving, light and power point. PVC double glazed rear door.

## **FIRST FLOOR**

### **LANDING**

Access to roof space. Built in shelved store with gas fired central heating boiler.

### **BEDROOM 1 12'7" x 8'4"**

Built in wardrobe/store.

### **BEDROOM 2 9'2" x 8'8"**

Built in wardrobe/store.

### **BEDROOM 3 9'1" x 6'11" (wps)**

### **FULLY TILED BATHROOM**

White, three piece suite comprising 'P - shaped' panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit, mixer tap and curved glass shower screen over bath. Chrome towel radiator.

### **EXTERNAL**

Paved double driveway area to the front.

Small shrub bed to front.

Fully enclosed, low maintenance, rear garden finished in brick pavior.

Timber garden shed.

External lighting.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings





& Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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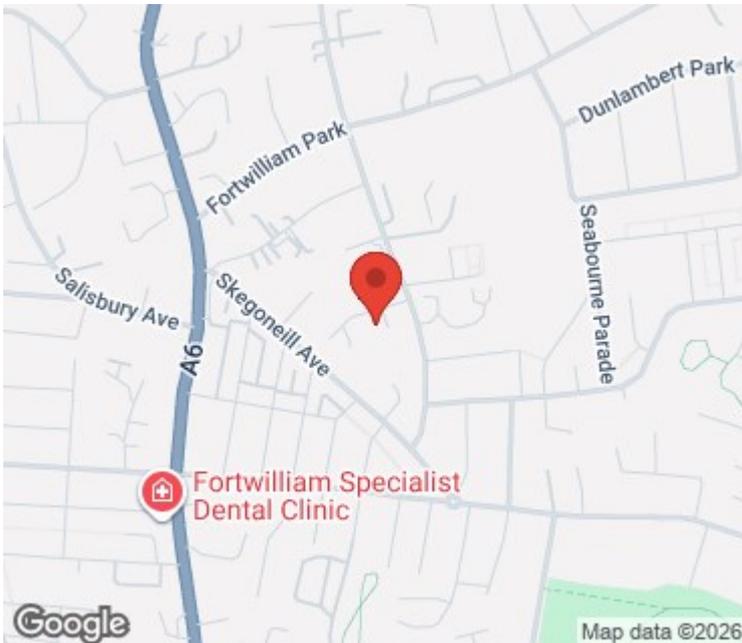
**Well presented, three bedroom, mid townhouse with paved double driveway to the front and fully enclosed, low maintenance rear garden, conveniently located within the popular Somerton Court development, Somerton Road, North Belfast.**

**The property comprises entrance porch, lounge with focal point fireplace, modern fitted kitchen with informal dining area, three well proportioned first floor bedrooms, and bathroom with white three piece suite.**

**Externally, the property enjoys paved double driveway to the front, and fully enclosed, low maintenance rear garden.**

**Other attributes include gas fired central heating, PVC double glazing and convenient location.**

**Early viewing highly recommended to avoid disappointment.**



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>	<b>66</b>	<b>69</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>	EU Directive 2002/91/EC	

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