

Chestnut Lodge, 98 Somerton Road, Belfast, BT15 4DE



## Chestnut Lodge, 98 Somerton Road, Belfast, BT15 4DE

Offers Over £489,950

Tucked away along a leafy, tree-lined private avenue, this individually designed detached residence was thoughtfully built by the present owner and occupies a mature, secluded plot that offers both privacy and charm.

The accommodation is versatile, featuring 3 well-proportioned reception rooms. The standout lounge boasts an impressive vaulted ceiling, complemented by floor-to-ceiling windows and patio doors that flood the space with natural light, while a wood-burning stove creates a warm and inviting focal point.

The heart of the home is a generously sized kitchen, fitted with a range-style cooker, central island unit, and a raised breakfast bar—ideal for both family living and entertaining.

Further enhancing the ground floor is a sauna with adjoining shower, a separate WC, and access to an integral garage which incorporates a practical utility area.

Originally designed to provide four bedrooms, the layout currently offers a flexible configuration.

There is a ground floor bedroom with adjacent shower room, while the first floor hosts the principal bedroom with en-suite shower room. Bedrooms three and four have been combined to create a larger room but could easily be reinstated if desired.

The property benefits from double-glazed wooden windows and gas central heating, with a tasteful mix of wood strip, ceramic tile, and wood laminate flooring throughout.

This is a unique opportunity to acquire a bespoke home in a highly desirable setting, offering both character and adaptability for modern family living.

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>		
(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	

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Questions you may have.

**WHICH MORTGAGE WOULD SUIT ME BEST?**

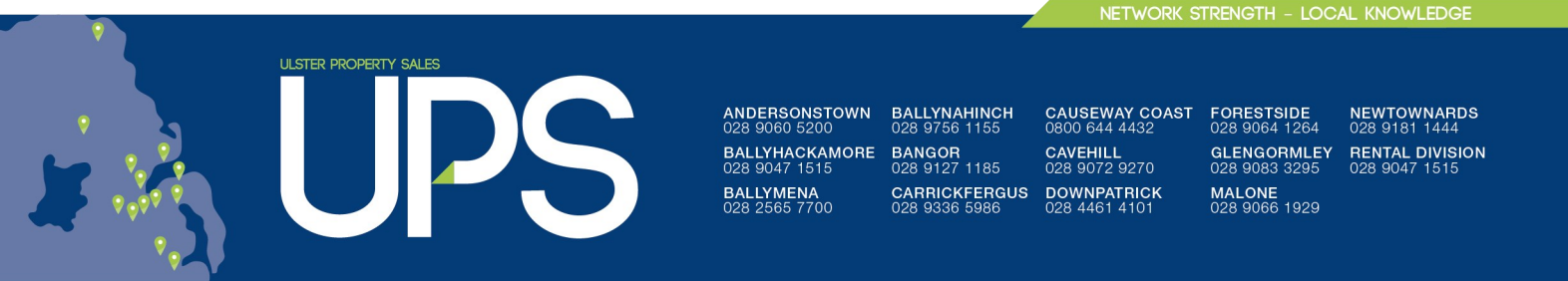
**HOW MUCH DEPOSIT WILL I NEED?**

**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact Johnny McLarnon on

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.  
18595034



**Chestnut Lodge, 98 Somerton Road, Belfast, BT15 4DE**

**Entrance Porch**  
Mahogany entrance door, ceramic tiled floor, cloakroom.

**Entrance Hall**  
Clazed vestibule door, ceramic tiled floor, double panelled radiator.

**Spiral Staircase.**  
Landing, wood laminate floor.

**Lounge into Bay**  
19'10" X 13'4"  
Feature marble and slate fireplace, log nook, panelled radiator.

**Bedroom into Bay**  
11'4" X 10'7"  
Wood laminate floor, panelled radiator, built-in wardrobe.

**Shower Room**  
Modern white suite comprising shower cubicle, electric shower, pvc panelled walls, vanity unit, low flush wc, pvc ceiling, partly tiled walls, ceramic tiled floor, panelled radiator, extractor fan.

**Inner Hall**  
Wood strip floor, recessed lighting.

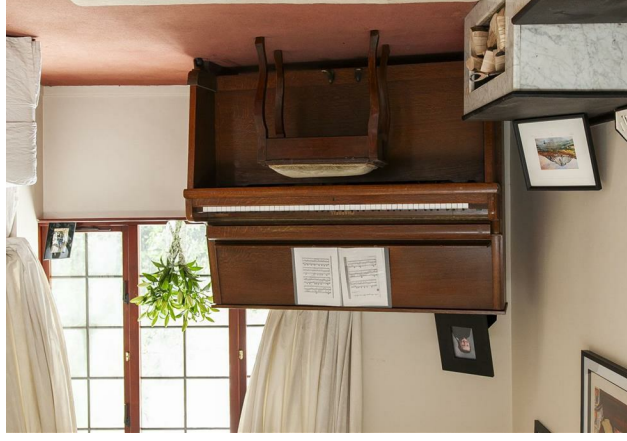
**Dining Room into bay**  
12'10" X 10'4"  
Wood strip floor, double panelled radiator.

**Extended Kitchen**  
18'5" X 16'0"  
18'5" X 16'0"  
 Belfast sink, hardwood drainer and worktops, range of high and low level units, range cooker, stainless steel splash back, stainless steel canopy extractor fan, integrated dishwasher, island unit, wine rack, american fridge/freezer housing, dresser unit with plate rack, raised breakfast bar, twin velux rooflights, ceramic tiled floor.

**Outside**  
Gated driveway, mature tree lined site, carparking bays to front, extensive side and rear gardens in mature lawn, shrubs and flowerbeds, patio areas out side light and tap.

**Sauna Room**  
13'10" X 9'9"  
Four person sauna, shower cubicle, thermostatically controlled shower, drench shower, ceramic tiled floor, velux rooflight. Access to integral garage.

**Furnished Cloakroom**  
White suite comprising, low flush wc, pedestal wash hand basin, ceramic tiled floor, panelled radiator, party tiled walls.



**Chestnut Lodge, 98 Somerton Road, Belfast, BT15 4DE**