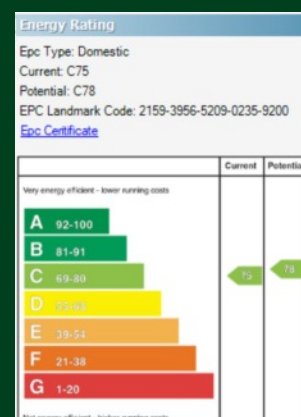




54 Somerton Park,
Antrim Road,
BELFAST,
BT15 4DP

Offers Over
£565,000

Viewing by
appointment with
& through agent
028 90 650000





This attractive, detached property is situated just off the main Antrim Road and Fortwilliam Park. The property occupies a generous site with extensive parking area to the front, leading to a detached garage and a private and enclosed South facing rear garden.

Offering excellent accommodation, the recently extended property offers character and charm with a modern twist. In brief, the property comprises three reception rooms plus kitchen/living/dining area and separate

utility to ground floor. There are four well proportioned double bedrooms to the first floor.

The property is within walking distance of leading local schools and only a few minutes drive from Belfast City Centre and all the amenities it has to offer. All in all, a beautiful home which has been well maintained whilst retaining many fine features. In such a popular locality, early viewing is encouraged.



- Beautifully presented detached family home
- Extended in 2023 (foundations future proofed for potential 1st floor extension)
 - Two generous reception rooms plus study
 - Impressive kitchen/living/dining area with range of appliances
 - Separate utility room with generous storage
 - Four double bedrooms
- Family bathroom with separate WC/Additional ground floor WC
 - Gas boiler installed in 2019/Double glazed windows
- Driveway parking for multiple cars leading to detached garage
 - Private and enclosed South facing rear garden in lawn
- Quiet, highly desirable residential location just off the Antrim Road
- Leading local schools, shops and restaurants only a couple of minutes drive away

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The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: Laminate wood effect floor, understairs storage cupboards, cloaks area.

DOWNSTAIRS W.C.: White suite comprising low flush wc, vanity sink unit.

LOUNGE: 21' 2" x 13' 11" (6.45m x 4.24m) Feature fireplace with tiled hearth, cornice ceiling, laminate wood effect floor.



LIVING ROOM: 20' 4" x 10' 10" (6.2m x 3.3m) (into bay, currently used as a dining room).
Feature fireplace with tiled inset and hearth, laminate wood effect floor, cornice ceiling.

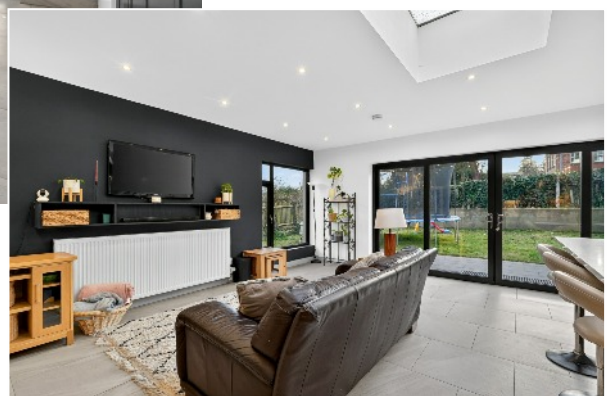


STUDY: 11' 0" x 11' 0" (3.35m x 3.35m) Laminate wood effect floor.



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KITCHEN/LIVING/DINING: 21' 3" x 19' 6" (6.48m x 5.94m) Modern fitted kitchen with range of high and low level units, five ring gas hob, electric oven, microwave, plumbed for American fridge freezer, plumbed for dishwasher, stainless steel double sink unit, quartz work surfaces, centre island with breakfast bar area, feature stained glass window, skylights, tiled floor, patio doors to rear, low voltage spotlights.

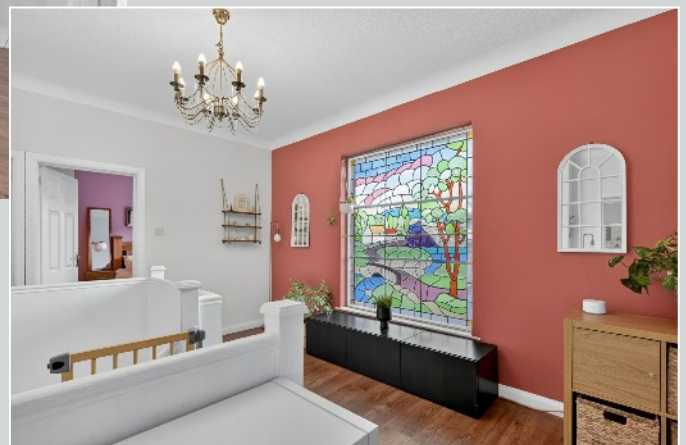
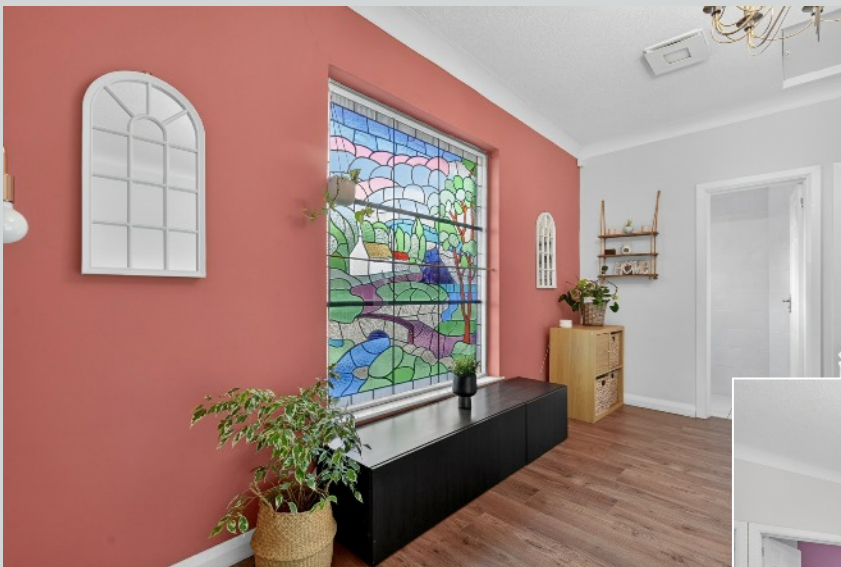


UTILITY ROOM: 13' 4" x 10' 10" (4.06m x 3.3m) (at widest points). Range of high and low level units, Belfast style sink, plumbed for washing machine, alcove for cooker, tiled floor, low voltage spotlights.



First Floor

LANDING: Access to floored roofspace via Slingsby ladder, laminate wood effect floor.



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BEDROOM (1): 14' 9" x 11' 1" (4.5m x 3.38m) Laminate wood effect floor.



BEDROOM (2): 15' 2" x 10' 9" (4.62m x 3.28m) Laminate wood effect floor.



BEDROOM (3): 14' 7" x 11' 0" (4.44m x 3.35m) Laminate wood effect floor, built-in wardrobes.



BEDROOM (4): 11' 1" x 11' 1" (3.38m x 3.38m) Laminate wood effect floor.



BATHROOM: White suite comprising panelled bath, pedestal wash hand basin, shower cubicle with thermostatic shower, fully tiled walls, tiled floor, storage cupboard with gas boiler.

SEPARATE WC: Low flush wc.



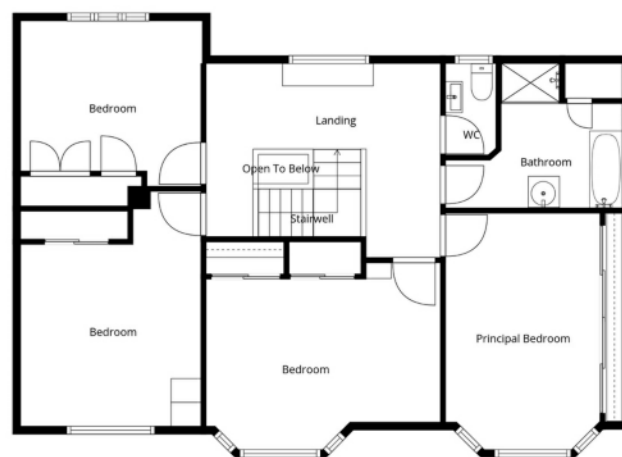
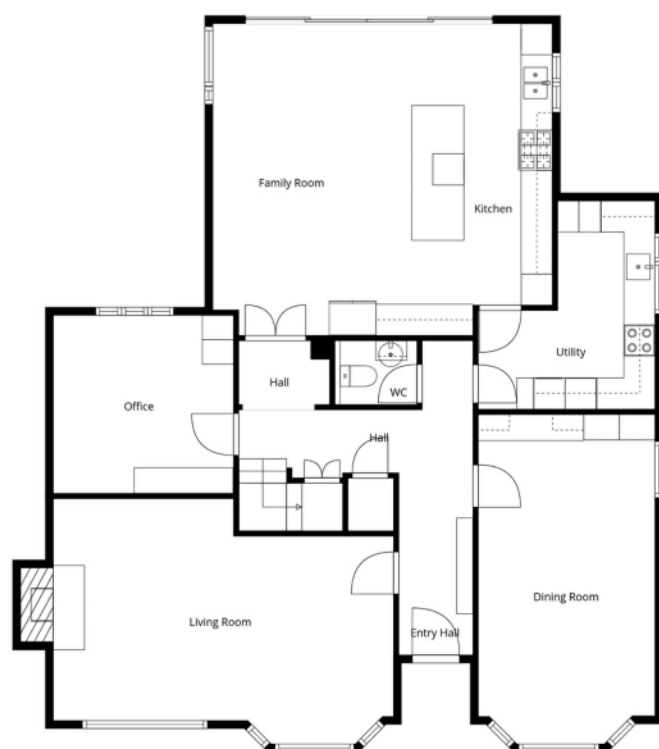
Outside

FRONT: Parking for multiple cars. Leading to . . .

GARAGE: 27' 4" x 11' 5" (8.33m x 3.48m) Electric remote control roller door, light and power, door to rear.

REAR: Private and enclosed rear garden in lawn with patio seating area, timber shed, outside lighting and taps.





Sizes And Dimensions Are Approximate. Actual May Vary.

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Location:

At the Lansdowne Hotel on Antrim Road, turn onto the Lansdowne Road. Take the first right onto Somerton Road and first left onto Somerton Park. Property on the right.

Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
~~North Down~~ - 028 90 42 4747
Lisburn - 028 92 66 1700

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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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