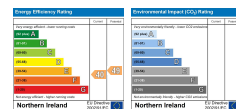




79 Bloomfield Avenue  
 Belfast, BT5 5AA

Offers in the region of  
**£110,000**



# 79 Bloomfield Avenue

, Belfast, BT5 5AA

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CASH OFFERS ONLY! A keenly priced property in a highly regarded residential location with obvious investment potential.

The dwelling comprises an entrance hall, open plan reception, fitted kitchen, three piece bathroom suite and three bedrooms laid out over the first and second floors. Outside there are enclosed yards to the front and rear.

The property further benefits from oil fired central heating and uPVC double glazing.

Situated in a prime location, this property is conveniently close to shops, parks, and schools. Additionally, the area is known for its strong rental demand, offering a great opportunity for those looking to generate rental income.

With excellent transport links to Belfast City Centre, commuting is a breeze for those working or studying in the city. Don't miss out on the chance to own this fantastic property in a sought-after area with great potential.

## Ground Floor

### Vestibule Entrance

Composite front door with smoked glass insets, wooden internal door with smoked glass insets leading to:

### Hallway

Panelled radiator, stairs leading to first floor

### Living Room 23'9" x 9'4" (7.25m x 2.85m)

Into bay, dual aspect windows allowing for plenty of natural light, enclosed electricity meter, under stair storage, ample dining space

### Kitchen

Fitted kitchen, plumbed for a washing machine, panelled radiator, access to rear yard

## First Floor

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, panelled radiator

### Front Bedroom 10'5" x 13'7" (3.18m x 4.16m)

Panelled radiator

### Rear Bedroom 10'6" x 8'5" (3.21m x 2.57m)

Enclosed hot press with additional storage, panelled radiator

## Second Floor

### Bedroom 3 17'10" x 13'10" (5.46m x 4.23m)

Two Velux windows, eaves storage, panelled radiator

## Outside

### Front

Brick privacy wall with metal entrance gate, paved courtyard

### Rear

Enclosed yard with access to rear entry



### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

## VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.