

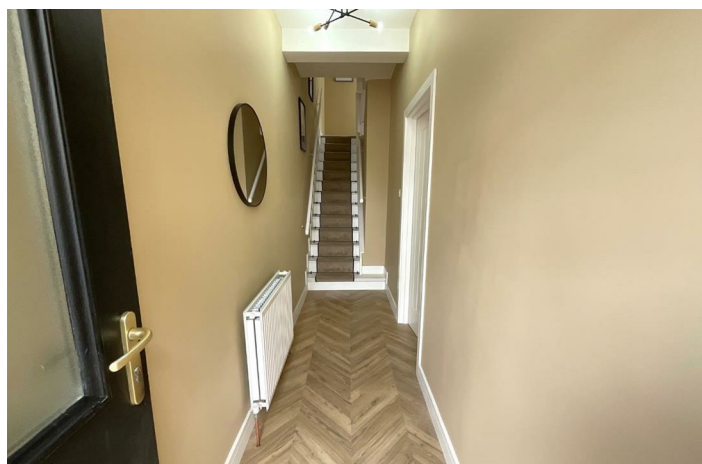
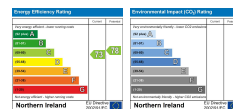


79 Bloomfield Avenue

Belfast, BT5 5AA

Offers in excess of

£200,000



# 79 Bloomfield Avenue

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A stunning refurbished three storey townhouse in a highly regarded residential location which has undergone significant upgrading and will have immediate appeal to first-time buyers and families in particular. No expense has been spared in the tasteful upgrading of this property which boasts the highest quality of fixtures and fittings throughout.

The dwelling comprises of an entrance hallway, open plan reception with bay window, feature fire and generous dining area, brand new fitted kitchen with integrated appliances, luxury family bathroom suite and three double bedrooms (Primary with en suite shower room). Outside there are enclosed yards to the front and rear.

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

Situated in a prime location, this property is conveniently close to shops, parks, and schools. 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

### Entrance Hallway

Composite front door with smoked glass insets, wood laminate flooring, double 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, log effect stove fire with wooden mantle, double panelled radiator, single panelled radiator, enclosed electricity meter, under stair storage, ample dining space

### Kitchen

brand new fitted kitchen with a wide range of high and low level units, tiled splash backs and contrasting worktops, Quartz sink and drainer with mixer tap, integrated oven and hob with extractor hood, integrated fridge freezer, plumbed for a washing machine, wood laminate flooring, panelled radiator, access to rear yard

## First Floor

### Bathroom

Low flush WC, wall mounted wash hand basin and oval freestanding bath, tiled flooring and splash backs, heated towel rail

### 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 storage cupboard, panelled radiator

## Second Floor

### Rear

Enclosed yard with access to rear entry, enclosed storage housing gas boiler

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

Velux window, panelled radiator

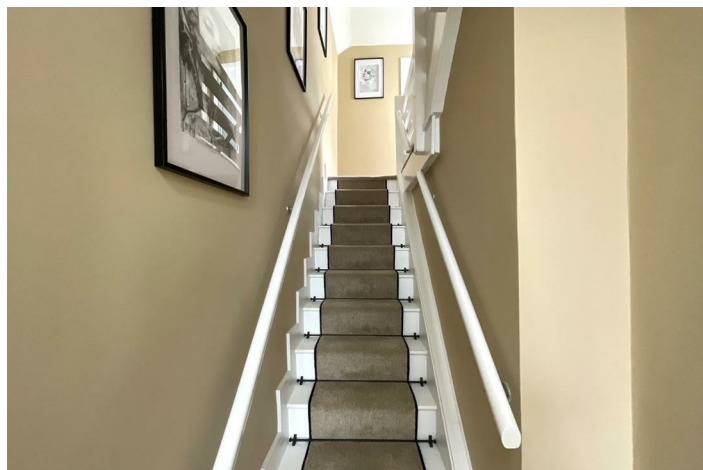
### En Suite Shower Room

Low flush WC, wall mounted wash hand basin and free standing rainfall shower, tiled flooring and splash backs, heated towel rail, eaves storage, velux window

### Outside

### Front

Brick privacy wall with metal entrance gate, paved courtyard



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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