

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 BLOOMFIELD GARDENS,  
BELFAST, BT5 5JU**

**OFFERS OVER £215,000**



Bloomfield Gardens is a well-presented mid-terrace home located close to a range of local amenities, transport routes and just a few minutes from the ever popular Ballyhackamore Village.

A welcoming entrance porch leads to a hallway with solid oak flooring and under-stairs storage. The lounge features a brick fireplace with a wood-burning stove and opens to a dining room, both with oak floors and recessed lighting. The modern kitchen has white gloss units, wood laminate work surfaces, and built-in appliances, while an adjoining utility room provides additional storage, a breakfast bar, and plumbing for a dishwasher and washing machine.

Upstairs, there are three bedrooms and a contemporary shower room with a walk-in shower, vanity unit, and fully tiled walls and floor. Outside, the property benefits from a driveway to the front and a south-east facing garden with patio and lawn. The boiler house houses the oil-fired heating system. Combining practical living spaces with a comfortable, light-filled layout, this home is an excellent opportunity for families, first time buyers or anyone looking for a home ready to move into.



## Key Features

- Well-Presented Mid-Terrace Home, Entrance Porch Leading To Hallway With Solid Oak Flooring
- Lounge Featuring Brick Fireplace With Wood-Burning Stove And Oak Floors
- Open Dining Room With Recessed Lighting Connecting To Lounge Area
- Modern Kitchen With White Gloss Units And Built-In Appliances
- Utility Room With Storage, Breakfast Bar, And Dishwasher Plumbing
- Driveway To Front And South-East Garden With Patio And Lawn
- Damp Proof Course Installed Only Five Years Ago



### Accommodation Comprises

#### Entrance Porch

#### Entrance Hall

Solid oak wood flooring, cupboard under stairs.

#### Lounge

12'4 x 10'7

(Into Bay)

Attractive brick feature fireplace with wood burning stove and tiled hearth, solid oak wood flooring, recessed spotlighting, open to:

#### Dining Room

10'6 x 10'4

Solid oak wood flooring, recessed spotlighting.

#### Kitchen

9'3 x 5'9

Modern range of high and low level 'white gloss' units, wood laminate work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob and extractor hood. Part tiled walls, ceramic tiled flooring, recessed spotlighting, archway to:

#### Utility Room

7'8 x 7'2

Low level units with wood laminate work surfaces and breakfast bar, plumbed for dishwasher and washing machine, part tiled walls, ceramic tiled flooring, recessed spotlighting.

#### First Floor Landing

#### Bedroom 1

10'7 x 10'4

#### Bedroom 2

10'7 x 10'4

#### Bedroom 3

6'4 x 5'7

#### Shower Room

Modern white suite comprising: Walk-in shower cubicle with electric shower and sliding shower doors, vanity unit with mixer tap, low flush WC, fully tiled walls, ceramic tiled flooring, hotpress, recessed spotlighting, extractor fan.

#### Outside

Generous driveway to front. Enclosed South-East facing garden with patio, generous lawn with boundary hedge. Boiler house housing oil boiler, PVC oil tank.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

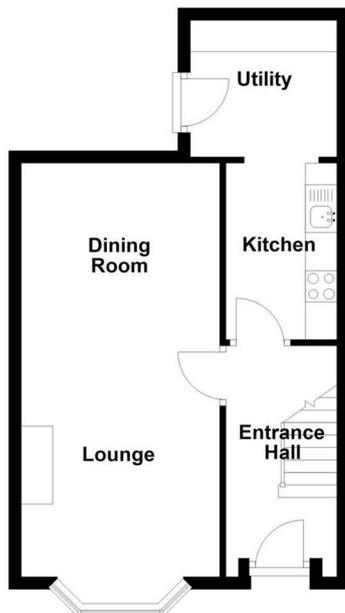
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

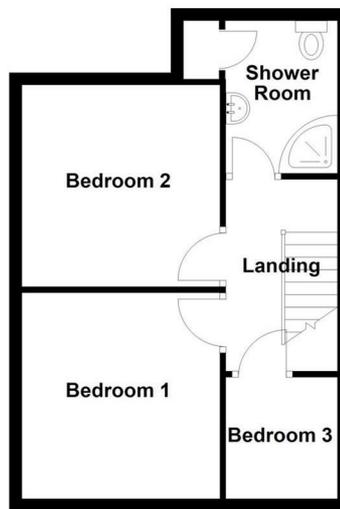




Ground Floor



First Floor



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	

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 our mortgage advisor on 028 9047 1515.

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

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

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.

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