

ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £219,950**

Located in the sought after Bloomfield Gardens area, this stunning end terrace house offers a perfect blend of modern living and comfort, with an inviting hallway with large cloakroom including WC, and an open-plan living room, with laminate flooring and bay window. The fitted kitchen, which is open to the dining area, is ideal for modern living and boasts ample storage and workspace and is flooded with natural light.

This charming home features three well proportioned bedrooms and the property also benefits from gas fired central heating, PVC double glazing, fantastic garden to the rear with lawn and decking, and a driveway to the front for off street parking.

In summary, this end terrace house in Bloomfield Gardens is a wonderful opportunity for those seeking a stylish and comfortable living space in a popular location. With its excellent amenities and inviting atmosphere, it is sure to appeal to a variety of buyers.



## Key Features

- Attractive, Bright & Spacious End Town Terrace In Popular Location
- Modern Fitted Kitchen Open To Dining Area
- Three Bedrooms, One With Built In Wardrobes
- Superb Garden To Rear In Lawn And Decked Area
- Good Sized Open Plan Living Room With Bay Window
- Downstairs Cloakroom With W.C
- Gas Fired Central Heating And uPVC Double Glazing
- Driveway To Front For Off Street Parking



### Accommodation Comprises

#### Entrance Hall

PVC front door, storage under stairs.

#### Living Room

22' x 9'6"

(Into bay)

Recessed spotlights.

#### Kitchen/Dining

14'4 x 14'8"

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and gas hob, part tiled walls, velux window, plumbed for washing machine, fully tiled floor, PVC doors to rear.

#### Cloakroom

Low flush WC, pedestal wash hand basin, part tiled walls, fully tiled floor.

#### First Floor

##### Bedroom 1

10' x 9'6"

##### Bedroom 2

9'2 x 9'

##### Bedroom 3

4'0 x 4'7"

Plus range of built-in wardrobes.

#### Bathroom

White suite comprising panelled bath with shower over, wash hand basin and low flush WC. Part tiled walls, fully tiled floor.

### Outside

Attractive gardens to rear with feature decking area leading to large garden with lawn, mature trees and shrubs.

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)



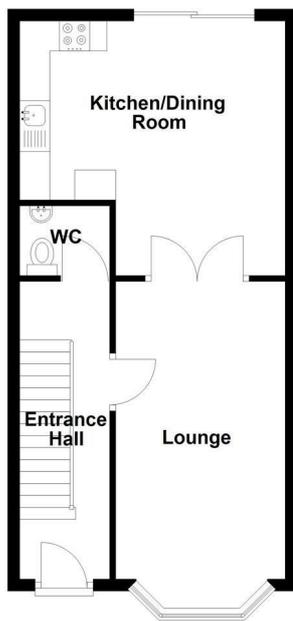




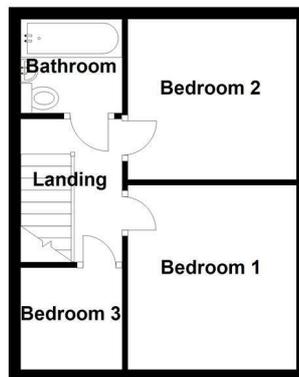




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		63	67
		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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