



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**75 BLOOMFIELD ROAD, BELFAST, BT5 5LS**

**OFFERS AROUND £325,000**



A fantastic, extended semi-detached home on the ever popular Bloomfield Road, offering superb accommodation to include open plan living to a South West facing garden.

Benefiting from an extension to the rear, the accommodation comprises spacious entrance hall and ground floor toilet suite. Lounge with bay window and attractive period style open fireplace. Excellent kitchen with extensive range of units, including range of integrated appliances, and breakfast bar, the kitchen then opens out to an excellent dining area, with porcelain tiled flooring, recessed spotlighting, and aluminium bi-folding doors to South West facing rear gardens. Furthermore, the dining area opens out to the living room, which includes an attractive hole-in-wall fireplace with multi-fuel stove and slate tiled hearth. A fantastic space for families, leading to a recently improved garden with natural stone patio and lawn.

The first floor offers three well proportioned bedrooms, including principle bedroom with bay window. Recently installed luxury shower room, comprising large built-in shower cubicle with rainfall shower, attractive vanity unit, luxury tiled walls, ceramic tiled flooring, and recessed spotlighting. The first floor also benefits from additional storage space in the roofspace, completely floored with slingsby ladder access, electric and velux window.

The outside areas include a front garden with lawn, which fronts out onto the Bloomfield Road. Enclosed South West facing garden to rear with attractive natural stone patio, raised flowerbeds, good size lawn, and gated off street parking, accessible from Bloomfield Gardens, and leading to detached garage. A beautiful home in a much sought after area of East Belfast, close to many local amenities and within walking distance to Ballyhackamore, with it's many cafes and restaurants. Ideal for families wanting to be close to many schools and bus routes into Belfast city centre.



## Key Features

- Beautifully Presented Extended Semi-Detached Home
- Extension To Rear Offering Kitchen With Integrated Appliances
- Three Good Size Bedrooms And Luxury Shower Room To First Floor
- Gas Fired Central Heating And Upvc Double Glazed Windows
- Spacious Lounge With Bay Window And Open Fireplace
- Kitchen Open To Dining Area And Bi-Folding Doors To Garden
- South West Facing Garden With Lawn And Patio, And Detached Garage
- Ideal Location Close To Many Schools And Local Amenities



### Accommodation Comprises

#### Entrance Hall

Storage cupboard under stairs.

#### Ground Floor WC

White suite comprising pedestal wash hand basin, tiled splashback and low flush WC. Porcelain tiled floor. Extractor fan.

#### Lounge

13'7 x 12'0

(into bay) Cast iron fireplace with tiled inset.

#### Living Room

12'0 x 11'1

Hole in wall fireplace with multi-fuel stove and slate tile hearth, open to dining room.

#### Kitchen

18'0 x 8'8

Modern range of high and low level units, wood effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in double oven, cupboard with gas fired boiler, housing and plumbing for washing machine, breakfast bar, recessed spotlighting. Open to:

#### Dining Room

12'7 x 8'8

Porcelain tiled flooring, recessed spotlighting and aluminium bi-folding door to garden.

### First Floor

#### Landing

Access to roofspace.

#### Bedroom 1

13'6 x 10'6

#### Bedroom 2

12'0 x 11'1

#### Bedroom 3

8'2 x 7'8

#### Shower Room

Modern white suite comprising large built-in shower cubicle with built-in rainfall shower and handheld shower, shower screen, vanity unit with mixer tap, low flush WC, fully tiled walls, ceramic tiled flooring, recessed spotlighting, extractor fan.

#### Roofspace

Floored roofspace with slingsby ladder, electric and velux window.

#### Outside

Enclosed South West facing garden with attractive natural stone patio, raised flowerbeds, good size lawn and gated off street parking.

#### Detached Garage

18'1 x 9'1

Light and power. Up and over door.

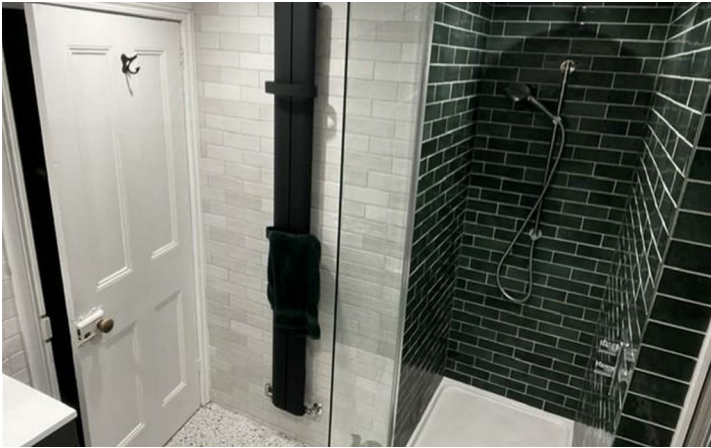
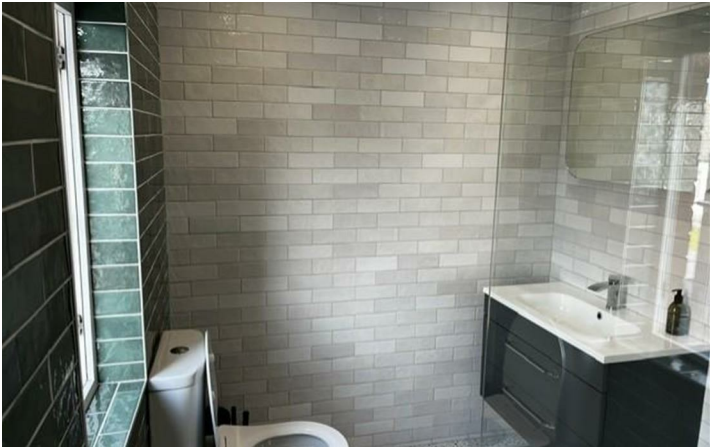








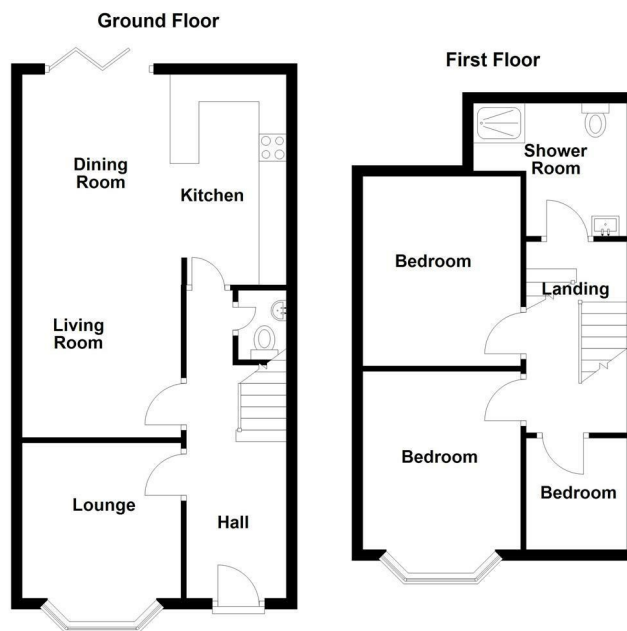
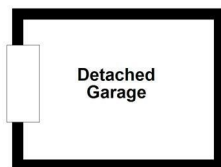












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive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

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.

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