

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



26 BLOOMFIELD ROAD, BELFAST, BT5 5LT

OFFERS AROUND £375,000

A fantastic semi detached property, benefitting from a superb double storey extension to the rear and to the side, offering beautiful accommodation within walking distance of Ballyhackamore.

On entry this property will immediately impress with it's attractive period features, starting with the wood effect tiled flooring in a herringbone style, which runs throughout the ground floor. Not to mention the cornice ceilings, feature wood panelled walls and radiators. The accommodation includes good size lounge with bay window, living room including freestanding flueless stove with gas fire, open to a superb family area with dining space, luxury fitted kitchen with feature island, impressive sliding doors to garden, and the added bonus of a separate utility room with matching units, and luxury ground floor toilet suite.

The first floor includes three superb bedrooms and a generous dressing room with an extensive range of built in robes. The fantastic principal bedroom with walk in wardrobe and luxury ensuite shower room, includes beautiful tiling and bespoke 'Singer' sewing machine vanity unit. The family bathroom comprises of a luxury white suite, including freestanding feature bath, large walk in shower with built in rainfall shower, 'Singer' sewing machine vanity unit, beautiful tiling and recessed spotlighting.

The outside includes a front garden with lawn and gated driveway. Attractive rear garden with feature patio and inset artificial grass area, raised flower beds with feature stone cladding and garden room with double doors. The double storey extension was carried out by the previous owners and included a new roof, over the last ten years the current owners have substantially and tastefully improved this home, in what is a great location close to many attractive amenities, with easy access to Belfast City Centre and Ballyhackamore Village.



Key Features

- Beautifully Extended Semi-Detached Home With Double-Storey Extension to Rear and Side
- Luxury Fitted Kitchen With Feature Island and Sliding Doors to Rear Garden
- Luxury Principal Suite With Walk-In Wardrobe and Ensuite Shower Room
- Landscaped Rear Garden With Patio, Artificial Grass, Raised Flower Beds, and Garden Room
- Spacious Ground Floor Including Lounge, Living Room and Open-Plan Kitchen/Dining Area
- Three Generous Bedrooms Plus Dressing Room With Extensive Built-In Wardrobes
- Family Bathroom With Freestanding Bath, Rainfall Shower, and Vanity Unit
- Gas Fired Central Heating and PVC Double Glazing Throughout



Accommodation Comprises

Entrance Hall

Wood effect tiled flooring in herringbone style, half wood panelled walls, cupboard under stairs with study.

Lounge

14' x 13'1

(Into Bay)

Wood strip feature wall, wood panelled feature wall, wood effect tiled flooring in herringbone style, feature wall mounted radiator.

Living Room

12'3 x 10'9

Freestanding flueless stove with gas fire, feature radiator, wood panelled feature wall, wood effect tiled flooring in herringbone style, recessed spotlighting. Open to:

Kitchen/Dining

24'7 x 13'3

Excellent range of luxury high and low level units with wood effect work surfaces, inset double ceramic sink with mixer tap including boiling water option and waste disposal. Two integrated double built in ovens and 5 ring gas hob with integrated extractor hood. Full length fridge and full length freezer, integrated dishwasher. Large breakfast island with quartz effect work surfaces, part tiled walls with wood effect tiled flooring in herringbone style. Four panel sliding doors to garden.

Utility

8'8 x 5'9

Range of matching high and low level units with wood effect work surfaces, plumbed for washing machine, part tiled walls, wood effect tiled flooring in herringbone style, recessed spotlighting.

Ground Floor WC

Luxury white suite comprising: Vanity unit with mixer taps and tiled splashback, low flush WC, wood effect tiled flooring in herringbone style, recessed spotlighting, extractor fan.

First Floor

Landing

Access to roofspace.

Bedroom 1

15'2 x 12'3

Feature panelled wall, recessed spotlighting, walk in wardrobe.

Ensuite Shower Room

Luxury white suite comprising: Built in shower cubicle with built in rainfall shower, tiled walls and sliding shower door. Rustic wooden and cast iron 'Singer' sewing machine base vanity unit with built in mixer taps. Low flush WC, partly tiled walls, wood effect tiled flooring in herringbone style, recessed spotlighting.

Dressing Room

12'3 x 11'1

Extensive range of built in wardrobes and shelving, recessed spotlighting.

Bedroom 2

12'1 x 11'1

Range of built in robes with partly mirrored doors.

Bedroom 3

8'5 x 8'

Feature panelled wall.

Bathroom

Luxury white suite comprising: Freestanding feature bath with built in mixer taps and telephone hand shower. Large walk in shower cubicle with built in rainfall shower and shower screen. Rustic wooden and cast iron 'Singer' sewing machine base vanity unit with built in mixer taps, low flush WC. Half tiled walls, wood effect tiled flooring in herringbone style, recessed spotlighting, extractor fan.

Roofspace

Slingsby ladder to floored roofspace with gas fired boiler.

Outside

Front garden with lawn, gated driveway and boundary wall. Enclosed rear garden with feature patio and inset artificial grass area, raised flower beds finished with feature stone cladding.

Garden Shed

9'3 x 5'1

Double doors.

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.

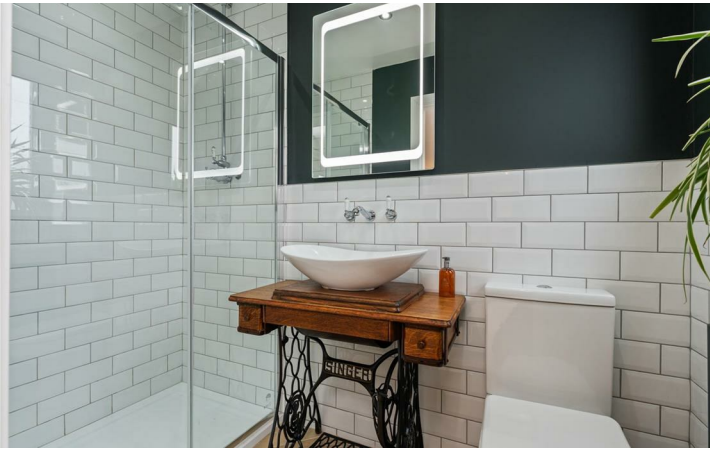
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

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



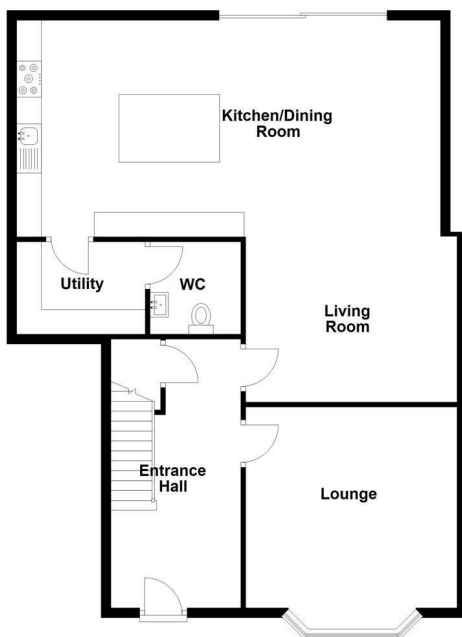




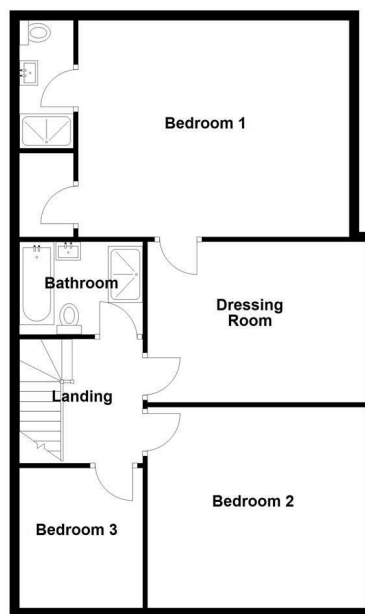




Ground Floor



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	72	80
	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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ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

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028 9336 5986

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RENTAL DIVISION
028 9070 1000



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