



Beautifully presented throughout, this extended semi detached home is conveniently located in a popular residential location, within walking distance of Ballyhackamore Village and the Comber Greenway as well as the Glider route.

The property offers generous accommodation over three floors, including four bedrooms and a living room with access through to dining room and kitchen. The property also benefits from a utility room and ground floor shower room. Of particular note is the first floor self contained one bed apartment with its own access to the rear.

Externally the property benefits from a secure parking area to the front, leading to garage, and a hard landscaped garden to the rear.

Offers Over
£365,000

42 Bloomfield Road,
BELFAST,
BT5 5LT

Viewing by
appointment with
& through agent
028 9065 0000

- Superb, semi-detached home with self-contained apartment
- Immaculate presentation throughout
- Four bedrooms, spread over two floors
- Large living room with bay window and feature fireplace
- Dining room, arch to:
- Modern, fitted kitchen with range of appliances
- Utility room/downstairs wet room
- Luxury bathroom suite on first floor
- Gas central heating/uPVC double glazing throughout
- Integral garage with power and light/driveway parking for multiple vehicles
- Enclosed rear garden with sunny aspect
- Excellent transport links to Belfast City Centre
- Close to local amenities in Bloomfield, Belmont and Ballyhackamore
- Primary and Secondary schools close by
- SELF-CONTAINED APARTMENT with own entrance comprising living room, bathroom, kitchen and one double bedroom, gas fired central heating system



The Property Comprises:

Ground Floor

uPVC front door to:

ENTRANCE HALL: Tiled floor. Understairs storage with cloaks area and pressurised water tank.

LIVING ROOM: 15' 0" x 13' 4" (4.57m x 4.06m) (into bay). Cornice ceiling, ceiling rose, picture rail, spotlights. Feature fireplace with marble surround and mantle. Wooden double doors to . .



DINING ROOM: 11' 1" x 10' 11" (3.38m x 3.33m) Understairs storage. Wood effect flooring. Archway to . . .



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KITCHEN: 18' 1" x 9' 1" (5.51m x 2.77m) Modern range of high and low level units. Wooden work surfaces. 1.5 bowl stainless steel sink with chrome mixer tap. Double built-in oven. Five ring gas hob, extractor with glass canopy. Integrated oven. Integrated fridge freezer. Tiled splash back. Breakfast bar. Spot lighting. Wood effect flooring. uPVC double doors to rear.



REAR HALLWAY: Plumbed for washing machine, high and low level units, stainless steel sink un. Access to garage and rear.

SHOWER ROOM: White suite comprising dual flush wc, pedestal wash hand basin with chrome mixer tap. Fully tiled walk-in shower with glass end and screen and electric shower. Tiled floor.



First Floor

LANDING: Cornice ceiling.

BATHROOM: White suite comprising dual flush wc. Free standing bath with chrome mixer tap. Double shower tray with electric shower and glazed enclosure. Vanity unit with ceramic sink. Tiled floor. Spot lighting. Part tiled walls. Feature vertical radiator.



PRINCIPAL BEDROOM: 15' 0" x 11' 1" (4.57m x 3.38m) Wall to wall wardrobes. Cornice ceiling, ceiling rose. Wood effect flooring.



BEDROOM (2): 10' 10" x 8' 8" (3.3m x 2.64m) Wood effect flooring. Built-in cupboard. Cornice ceiling.

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Second Floor

BEDROOM (3): 14' 9" x 10' 11" (4.5m x 3.33m) Original feature fireplace.

BEDROOM (4): 10' 11" x 8' 8" (3.33m x 2.64m) Original feature fireplace.



Self Contained Apartment

SELF-CONTAINED APARTMENT: uPVC front door to:

ENTRANCE HALL: Access to roofspace.

LIVING ROOM: 13' 5" x 11' 0" (4.09m x 3.35m)

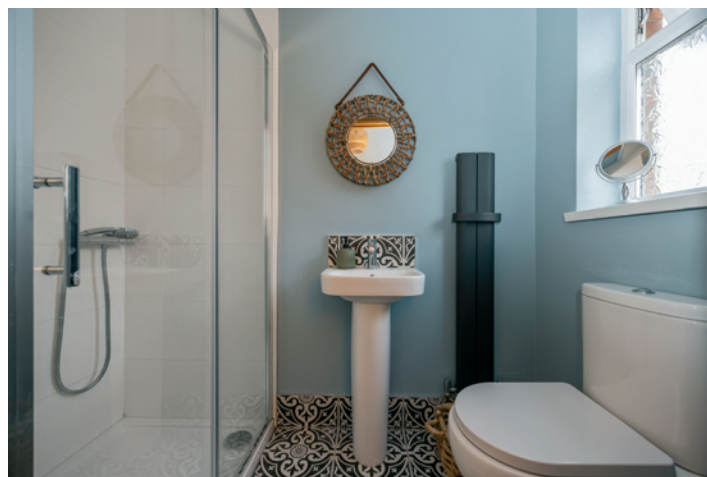
KITCHEN: 11' 0" x 9' 10" (3.35m x 3m) Range of high and low level units. Work surfaces. Underbench oven, four ring hob and extractor above. Integrated washer/dryer. Space for fridge freezer. Stainless steel sink unit with chrome mixer tap. Integrated microwave. Housing for gas boiler. Splash back. Spotlights.



BEDROOM (1): 16' 6" x 9' 5" (5.03m x 2.87m) Skylight.



BATHROOM: White suite comprising dual flush wc, pedestal wash and basin with chrome mixer tap. Double shower tray with thermostatic shower and glazed enclosure. Feature vertical radiator. Part-tiled walls. Fully-tiled floor.



Outside

Front gated driveway parking for multiple vehicles. Access to rear. Enclosed rear garden with sunny aspect. Mature surrounding shrubbery. uPVC oil tank. Outside light and tap.

GARAGE: 16' 4" x 9' 8" (4.98m x 2.95m) Roller door. Light and power.



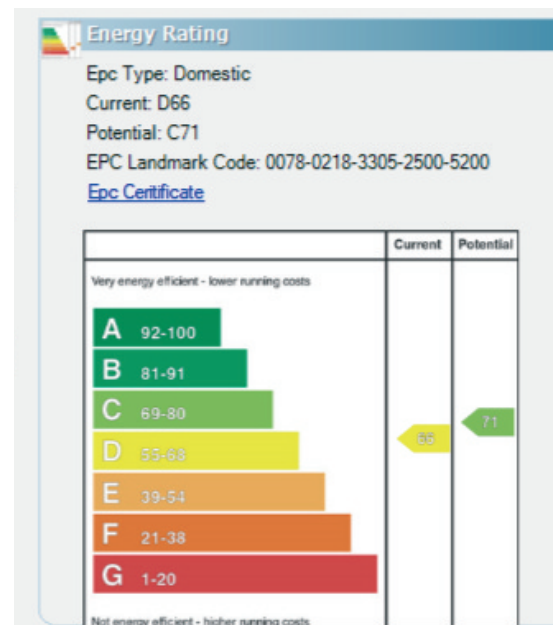
Location:

Travelling from the North Road, turn right at the mini roundabout onto Bloomfield Road. Number 42 is on the right hand side.



This plan is for illustrative purposes only.
Plan produced using PlanUp.

42 Bloomfield Road, Belfast



Belfast Branches

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Other Branches

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