

# STEWART & CO.

Estate Agents & Property Managers

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Belfast,  
BT5 5LR

Offers around  
**£174,950**

EPC: E 45

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## DESCRIPTION:

Recently refurbished 3 bed Semi Detached Villa

Stewart & Co is delighted to bring to the market this recently renovated, stunning 3 bed semi detached property in the sought after Bloomfield area of East Belfast.

Internally the property has been finished to an excellent standard with accommodation comprising a bright entrance hall with WC, a fully open plan ground floor incorporating a spacious through lounge/dining room with an extended open plan modern working kitchen with access to the rear garden via a single and double patio doors. Upstairs are 3 well proportioned bedrooms and a luxurious bathroom with three piece white suite with thermostatic shower over bath.

Further highlights of the property include downstairs WC, a mix of drop and recessed LED lighting, granite kitchen worktops, gas fired central heating and double glazed windows and doors.

We recommend early viewing as this property presents very well and will impress on viewing.





## ACCOMMODATION

### GROUND FLOOR

<b>ENTRANCE HALL:</b>	6'02" x 15' (1.91m x 4.58m)	Double radiator and electric cupboard
<b>DOWNSTAIRS WC:</b>	2'06" x 4'06" (0.79m x 1.38m)	White suite comprising wash hand basin and toilet. Ceramic tiled floor
<b>LIVING ROOM:</b>	26'04" x 11'05" (8.03m x 3.47m)	Bay Window. Double Patio Doors to Rear
<b>KITCHEN:</b>	12'02" x 10'02" (3.7m x 3.1m)	Ceramic Tiled Floor. Granite Worktops. High and Low Level Storage Units. Gas Boiler
<b>FIRST FLOOR:</b>		
<b>BEDROOM 1:</b>	13'05" x 11'04" (4.1m x 3.46m)	To Front. Feature Bay Window
<b>BEDROOM 2:</b>	11'05" x 10'08" (3.47m x 3.25m)	To Rear
<b>BEDROOM 3:</b>	6'05" x 6'04" (1.95m x 1.94m)	To Front
<b>BATHROOM:</b>	6'05" x 6'05" (1.96m x 1.96m)	Tiled Floor, Part Tiled Walls and Heated Towel Rail. Matching White Suite with Open Sided Bath with Side Mounted Mixer Tap and Thermostatic Shower.
<b>OUTSIDE:</b>	Small Forecourt With Gated Approach and Private Garden to Rear	









	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		68
<b>E</b> 39-54	45	
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



We at Stewart & Co. pride ourselves on providing a friendly, personal service with a door-always-open policy. Operating out of the Belmont Village area we currently manage a wide ranging portfolio of property throughout Belfast, Co. Down and Co. Antrim and have a wealth of experience in commercial and residential sales and letting.

We are here to help with all your property requirements, please contact us if we can be of assistance.

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