


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

4 Bloomfield Park,
Belfast,
County Antrim, BT5

Asking Price: £184,950

 **Reeds Rains**

reedsrains.co.uk

4 Bloomfield Park, Belfast, County Antrim, BT5

Asking Price: £184,950

EPC Rating: E

We are delighted to present to the open market this semi detached villa.

Internally the property offers bright accommodation comprising three bedrooms, two reception rooms one with cast iron fireplace, kitchen and bathroom with white suite. Further benefits include sun room, oil fired central heating and double glazed windows and doors. Externally there is a shared driveway to car parking and garage with enclosed garden to rear.

Ideally positioned in this highly regarded residential location. Ballyhackamore and Belmont villages and their wide range of day to day amenities to include popular restaurants and coffee shops are close at hand. Public transport links for city commuting and many leading schools are also easily accessible.

Properties within this location have a proven track record for creating strong demand. In order to avoid disappointment, early viewing is strongly recommended.

Accommodation

uPVC double glazed front door to entrance porch, tiled floor and light. Inner front door to entrance hall, recess understairs.

Lounge

12'8" x 10'4" (3.86m x 3.15m)

Black cast iron fireplace, open fire and slate hearth, picture rail.

Dining Room

10'5" x 9'2" (3.18m x 2.8m)

Laminate wooden floor, picture rail, built in cupboard, hot press with lagged copper cylinder, immersion heater and storage above.

Kitchen

15'2" x 5'5" (4.62m x 1.65m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, plumbed for washing machine, ceramic tiled floor, cooker space, extractor fan. Open to sun room

Sun Room

10'3" x 8'4" (3.12m x 2.54m)

Laminate wooden floor, velux window, double glazed door to rear garden.

First Floor

Bedroom One

12'5" x 9'9" (3.78m x 2.97m)

Measurement into robe. Excellent range of wall to wall built in robes with mirrored sliding door, picture rail.

Bedroom Two

10'6" x 10' (3.2m x 3.05m)

Picture rail

Bedroom Three

7'6" x 6'1" (2.29m x 1.85m)

Built in robe, picture rail.

Bathroom

White suite, panelled bath, Triton electric shower, ceramic tiled floor, fully tiled walls, wash hand basin, high flush WC.

Outside

Front garden in shrubs and flowerbeds.

Rear garden in lawns, shrubs, boundary hedging, timber decking area, outside light, oil tank, oil fired boiler.

Shared driveway to car parking, and garage with roller shutter door.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.