


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

135 Bloomfield Avenue,
Belfast,
County Antrim, BT5

Guide Price: £149,950

 **Reeds Rains**

reedsrains.co.uk

135 Bloomfield Avenue, Belfast, County Antrim, BT5

Guide Price: £149,950

EPC Rating: D

Offering excellent accommodation over three floors is the very deceptive mid terrace property.

Internally the accommodation is bright and very well-presented throughout with the added benefit of an en-suite bathroom on the master bedroom on the second floor.

A superb selection of day to day amenities and attractions are all on your doorstep whilst Belfast City Centre is easily accessible for the daily commuter.

Both Belmont and Ballyhackamore Villages are also close to hand.

An excellent opportunity for a wide range of prospective buyers in today's market - particularly those seeking their first home. Early inspection is encouraged.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Cornice work. Laminated wooden flooring.

Lounge Open Plan To Dining Area

23'8" / 10'3" (7.21m / 3.12m)

At widest points. Into bay window. Under stairs storage. Laminated wooden flooring.

Stunning Fitted Kitchen

17'6" / 5'11" (5.33m / 1.8m)

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and wood effect work surfaces. Integrated four ring electric hob and built in extractor hood. Separate built in double oven. Plumbed for washing machine. Integrated fridge / freezer. Concealed strip lighting. Partly

tiled walls. Ceramic tiled flooring. Glazed display cabinet. Skylight. Recessed spotlighting. Solid wooden door to enclosed rear yard.

Downstairs Dual Flush W/C

Wash hand basin with chrome dual mixer tap and tiled splash back. Ceramic tiled flooring.

First Floor

Bedroom Two

12'9" / 10'5" (3.89m / 3.18m)

Built in storage.

Bedroom Three

10'5" / 8 (3.18m / 8)

Built in storage with shelving.

Luxury Shower Room

Comprising PVC panelled corner shower cubicle with thermostatically controlled shower unit. Vanity unit with inset sink and chrome dual mixer tap with tiled splash back. Dual flush w/c. Chrome heated towel rail. PVC ceiling.

Second Floor

Bedroom One

14'1" / 13'10" (4.3m / 4.22m)

At widest points. Access to roof space. Velux window.

En-Suite Bathroom

Comprising panelled bath with chrome dual mixer tap. PVC panelled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Vanity unit with inset sink and chrome dual mixer tap with splash back. Dual flush w/c. Chrome heated towel rail. Laminated wooden flooring.

Landing

Velux window.

Outside

Enclosed courtyard to rear. Built in storage with gas fired boiler.

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.