

029 9066 2366
gocestateagents.com



**66 BLOOMFIELD ROAD,
BELFAST,
BT5 5LU**



- ❑ **A Detached Villa with Mature Gardens**
- ❑ **Two Reception Rooms with Open & Gas Stove**
- ❑ **Modern Fully Fitted Kitchen with Dining Area**
- ❑ **Three Bedrooms**
- ❑ **Gas Fired Central Heating**
- ❑ **Double Glazed Windows**
- ❑ **New Refurbished Bathroom Suite**
- ❑ **Excellent Parking leading to a Detached Garage**
- ❑ **Popular Location**

Offers Around £325,000

We are delighted to bring to the open market, this detached villa renovated and yet has retained many original features. Offering excellent parking leading to a detached garage and gardens to the rear.

Comprising of two reception rooms and a modern fully fitted kitchen with a dining area. Downstairs cloakroom and a further three bedrooms and luxury bathroom suite. Floored roof space. Recently decorated throughout.

Situated in a popular residential location in East Belfast. Easy access to many amenities in the area, close to Connswater Shopping Centre, Ballyhackamore and an array of shops, boutiques on the Newtownards Road. Easy access to Belfast City Centre.

Viewing would be recommended to appreciate this beautiful home.

Ground Floor

ENTRANCE HALL:

Tiled floor and storage under the stairs.

CLOAKROOM:

Comprising of low flush WC, wash hand basin. Part tiled walls.

LIVING ROOM: 14' 0" x 12' 0" (4.27m x 3.66m)

Cornicing. Gas stove with surround.

SITTING ROOM: 11' 0" x 10' 0" (3.35m x 3.05m)

Double doors leading out to the rear gardens, open fire with tiled inset and cast iron surround. Dado rail and wooden flooring.

KITCHEN WITH BREAKFAST AREA : 17' 0" x 10' 0" (5.18m x 3.05m)

Comprising of high and low level units, 5 ring hob and oven. Plumbed for washing machine and 1.5 stainless steel sink unit. Tiled floor and part tiled walls.



First Floor

LANDING:

Access to a floored roof-space, light and approached by Slingsby ladder.

BEDROOM (1): 12' 0" x 10' 0" (3.66m x 3.05m)



BEDROOM (2): 12' 0" x 11' 0" (3.66m x 3.35m)



BEDROOM (3): 9' 0" x 8' 0" (2.74m x 2.44m)

BATHROOM:

Comprising of panel bath with telephone shower attachment, double shower wet room, wash hand basin, low flush WC and part tiled walls with matching floor.





Outside

GARAGE: 18' 0" x 13' 0" (5.49m x 3.96m)

Roller door, light, power. To the front excellent parking, large double gates enclosing to the rear. A large paved patio with lawns beyond with mature hedging.

LOCATION

Bloomfield Road runs off Grand Parade round about.

RATES: £1592.10 Per Annum

