

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 BLOOMFIELD ROAD, BELFAST, BT5 5LT**

**OFFERS OVER £265,000**

A superb extended red brick semi-detached family home in the much sought after location on the Bloomfield Road and only a short stroll to the heart of Ballyhackamore, offering generous accommodation which has been improved by the current owners over recent years, with great attention to detail.

The accommodation includes open entrance porch with tiled floor leading to the reception hall with laminate flooring, and leads to a utility room which also offers a downstairs shower/wet room with WC. The front reception room features a bay window and slate fireplace with cornice ceilings and the property continues with a comfortable living room open plan to a recent kitchen/dining extension. The newly installed luxury kitchen with integrated appliances is finished with patio doors to garden and three feature velux windows in the ceiling for an abundance of light.

The first floor offers three well proportioned bedrooms, master bedroom with ensuite shower room and a recently installed family bathroom, comprising panelled bath with mixer tap and shower fitting, and attractive tiling. Outside, a driveway and enclosed patio garden to rear idea for entertaining. Other benefits include gas fired central heating and uPVC double glazed windows.

This property is ideal for families, professionals, first time buyers or downsizers looking for a home in a much sought after residential location. We strongly recommend a viewing to appreciate how well presented this fantastic home is.



## Key Features

- Excellent Red Brick Semi-Detached Family Home
- Further Living Room Open To Extended Kitchen With Dining Area
- Three Good Size Bedrooms, Master With En-Suite
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Lounge With Bay Window And Slate Fireplace
- Luxury Kitchen With Integrated Appliances & Patio Doors
- Modern Family Bathroom With Shower Over Bath
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Open Entrance Porch

Tiled floor.

#### Reception Hall

Engineered laminate strip wood floor, cornice ceiling, storage under stairs, leading to:-

#### Utility Room Including

##### Wet Room

6'9 x 4'6

Single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, vertical radiator, tiled floor. Wet Room comprising walk in shower cubicle with hand held shower and overhead rainfall shower, low flush WC, partly tiled walls and fully tiled floor, under floor heating.

#### Lounge

14'0 x 13'0

(into bay) Attractive slate fireplace with tiled inset, cornice ceiling.

#### Living Room

12'2 x 11'3

Fully tiled floor, vertical radiator, recessed spot lighting, open to:-

### Kitchen/Dining

19'4 x 8'8

Excellent range of high and low level units with under lighting, single drainer stainless steel sink unit with mixer tap, oven and microwave, integrated dishwasher, integrated fridge freezer, stone effect work tops, three velux windows, fully tiled floor, recessed spotlighting two vertical radiators, PVC sliding door to rear.

### First Floor

#### Landing

Attractive stained and leaded double glazed window, cornice ceiling.

#### Bedroom 1

12'2 x 11'7

#### Ensuite

White suite comprising shower cubicle, wash hand basin, low flush WC, towel rail, part tiled walls and fully tiled floor.

#### Bedroom 2

12'0 x 11'5

Cast iron fireplace.

#### Bedroom 3

8'5 x 7'8

### Bathroom

White suite comprising panelled bath with mixer tap, hand shower fitting, vanity unit, low flush WC, towel rail, hotpress cupboard including gas boiler, recessed spotlighting.

### Outside

Paved driveway to front, attractive patio garden to rear with feature stone area, fencing and lights.



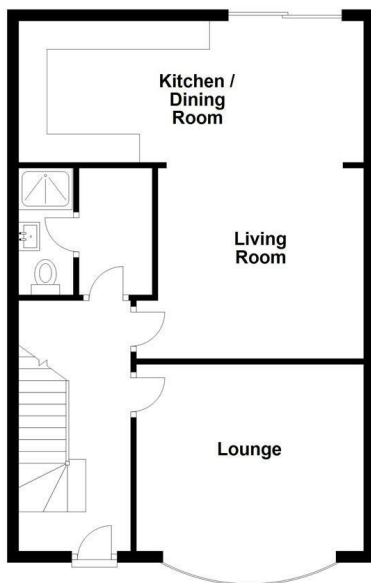




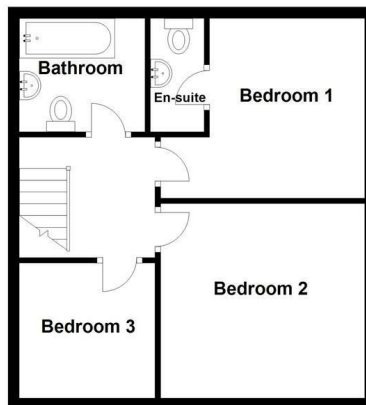




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>62</b>	<b>62</b>	
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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