



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

2 Bloomfield Park West,
Belfast,
County Antrim, BT5

Asking Price: £189,950

 Reeds Rains

reedsrains.co.uk

2 Bloomfield Park West, Belfast, County Antrim, BT5

Asking Price: £189,950

EPC Rating: D

We are delighted to present to the open market this semi detached villa, positioned within a quiet cul de sac location.

Internally the property offers bright accommodation comprising three bedrooms, two reception rooms, kitchen with breakfast area and bathroom with coloured suite. Further benefits include, gas central heating and double glazed windows. Externally there is a driveway to car parking and attached 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 hall, cloaks under stairs.

Lounge

12'6" x 9'7" (3.8m x 2.92m)
Brick floor to ceiling fireplace.
Archway to dining room

Dining Room

10'6" x 7'9" (3.2m x 2.36m)

Kitchen

20'5" (6.22) at widest x 7'2" (2.18)
Single drainer bowl and one half stainless

steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, tiled splash back, ceramic tiled floor, breakfast bar, plumbed for washing machine, cooker space, part wood panelled walls, double glazed door to garden, door to garage.

First Floor

Bedroom One

12'1" x 10'6" (3.68m x 3.2m)
Range of built in robes

Bedroom Two

12'1" x 9'5" (3.68m x 2.87m)

Bedroom Three

7'8" x 6' (2.34m x 1.83m)

Bathroom

Coloured suite, panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin with mixer taps, close coupled WC, half tiled walls.

Outside

Enclosed rear garden in lawns, shrubs, paved patio area, boundary fencing, outside light and tap.

Driveway to car parking, attached garage up and over door, light, power, gas boiler, car pit.

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.