



This charming semi detached home was fully renovated only 4 years ago, to include an impressive single storey extension. The beautifully presented accommodation in brief comprises lounge, kitchen open plan to living/dining area, utility room and three bedrooms, principal with ensuite.

There are many benefits to this property. These include active planning permission to convert the attic room into a fourth bedroom, underfloor heating to the majority of the ground floor, wiring for Cat 5 through out and ground floor WC. Externally there is a private and enclosed garden with access to garage for off street parking.

No 58 is conveniently located within walking distance of an array of local amenities, including shops, restaurants, public transport, Ballyhackamore Village and the Comber Greenway.

Offers Over
£365,000

58 Bloomfield Road,
BELFAST,
BT5 5LU

Viewing by
appointment with
& through agent
028 9065 0000



- Fully renovated, extended semi detached home
- Beautifully presented through, and retaining many original features
- Lounge with feature fireplace and wood burning stove
- Kitchen with range of built in appliances and centre island
- Open plan living/dining area with bi- folding doors to rear
- Utility room/Ground floor WC
- Three bedrooms, principal with ensuite
- Attic room with planning permission to convert to fourth bedroom
- Bathroom with Cosy Toes flooring and separate shower cubicle
- Gas central heating/uPVC Double Glazing
- Private and enclosed rear garden with patio seating area and feature lighting
- Detached garage with remote control roller door and Wifi
- Extremely convenient location, within walking distance of shops, cafes and public transport

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE PORCH: Tiled floor, wood panelled walls. Glazed door to . . .

ENTRANCE HALL: Tiled floor, cornice ceiling.

DOWNSTAIRS W.C.: White suite comprising low flush wc, wash hand basin, tiled floor, understairs storage cupboard, automatic lights, extractor fan.



LOUNGE: 15' 10" x 15' 8" (4.83m x 4.78m) (into bay window). Window shutters, feature fireplace with wood burning stove and slate hearth, cornice ceiling, picture rail.



KITCHEN: 13' 11" x 13' 6" (4.24m x 4.11m) Modern fitted kitchen with range of high and low level units, integrated electric oven and microwave, integrated hob and down draft extractor fan, integrated fridge freezer, integrated dishwasher, twin Belfast sink unit with Fohen boiling water tap, quartz worktops, centre island unit with quartz worktop, breakfast bar, wine fridge, integrated wine rack, tiled floor, cornice ceiling, low voltage spotlights.



Open plan to . . .

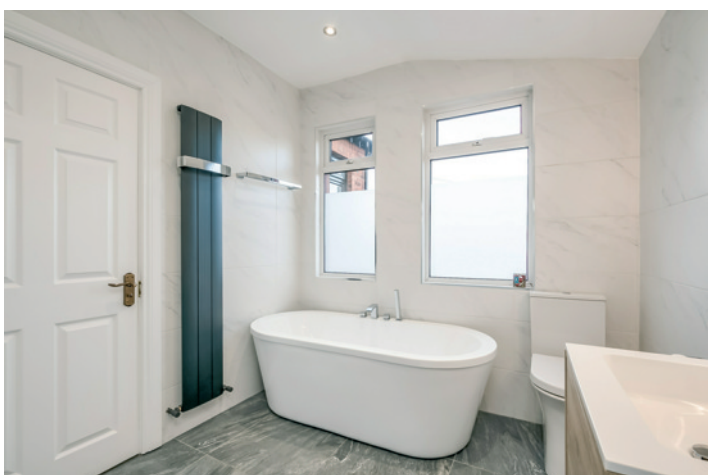
LIVING/DINING: 25' 7" x 11' 2" (7.8m x 3.4m) Parquet style tiled floor, feature skylight, bi-folding doors to rear, low voltage spotlights.



UTILITY ROOM: 7' 9" x 4' 11" (2.36m x 1.5m) Plumbed for washing machine, pressurised water tank, gas boiler, tiled floor, door to rear.

First Floor Return

BATHROOM: Modern white suite comprising free standing bath with mixer tap and telephone hand shower, low flush wc, vanity sink unit, walk-in shower cubicle, fully tiled walls, shower cubicle, cosy toes tiled floor, low voltage spotlights.



First Floor

BEDROOM (1): 13' 10" x 9' 11" (4.22m x 3.02m) Feature wood panelling, cornice ceiling.

ENSUITE SHOWER ROOM: White suite comprising wash hand basin, low flush wc, fully tiled shower cubicle, cosy toes tiled floor, chrome heated towel rail.



BEDROOM (2): 12' 0" x 10' 2" (3.66m x 3.1m) Access to attic room via Slingsby ladder.

BEDROOM (3): 11' 11" x 10' 1" (3.63m x 3.07m) Cornice ceiling.



ATTIC ROOM: 16' 4" x 11' 3" (4.98m x 3.43m) Storage in eaves, Velux window, storage cupboard.



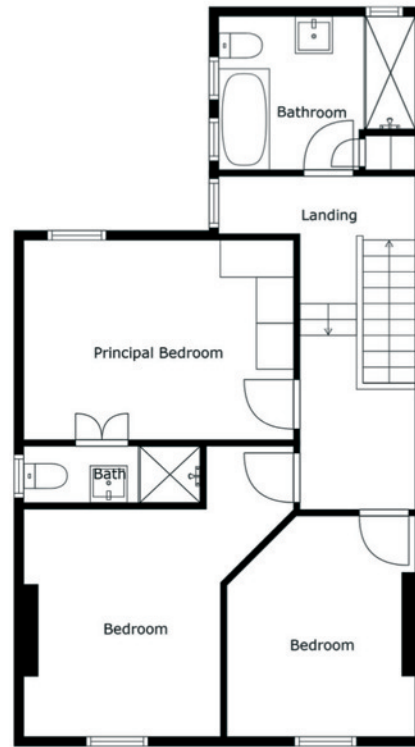
Outside

FRONT: Gated entrance to pavior area with flower beds and boundary hedging.

REAR: Private and enclosed rear garden in lawn with patio seating area and feature sensor lighting, tap, outdoor sockets.

GARAGE: 18' 9" x 11' 9" (5.72m x 3.58m) Electric remote control door, light and power, alarm, wifi, side door.





Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

No 58 is located on the corner of Bloomfield Road and Luxor Gardens.

Belfast Branches

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: C73
 Potential: C73
 EPC Landmark Code: 9228-0218-3004-2008-5200
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	73	73
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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