



This attractive, bay-fronted, semi-detached home is conveniently located in a popular residential location within East Belfast, close to private and public transport links to Belfast City Centre. With local amenities and parks a short stroll away as is Ballyhackamore and Belmont villages with its eateries and shops, making this ideal for a broad range of prospective buyers.

Well cared for over recent years by its current owner, the property offers excellent accommodation throughout. Three well-proportioned bedrooms and a family bathroom occupy the first floor. Open-plan living/dining room through to a modern kitchen along with a separate living room are on the ground floor.

Externally there is an enclosed rear garden and off-street parking to front. Early viewing is highly recommended to appreciate all this home has to offer.

Offers Over  
£245,000

10 Bloomfield Gardens,  
BELFAST,  
BT5 5JU

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Bay-Fronted Semi-Detached Property
- Popular Residential Location in East Belfast
- Three Well-Proportioned First Floor Bedrooms
- Living Room with Bay Window & Feature Fireplace
- Modern Kitchen with Appliances, Open to:
- Living & Dining Area
- Bathroom with White Suite
- Enclosed Rear Garden with Additional Patio Area
- Driveway Park/ Detached Garage
- GFCH / uPVC Double Glazing Throughout
- Excellent Transport Links to Belfast City Centre
- Walking Distance to Ballyhackamore & Belmont Villages
- Close to Parks, Amenities & Schools



The Property Comprises:

## Ground Floor

uPVC front door.

ENTRANCE PORCH:

ENTRANCE HALL: Under stairs storage cupboard. Additional storage area. Tiled flooring.

LIVING ROOM: 15' 1" x 12' 6" (4.586m x 3.822m) (into bay). Wooden flooring. Cornice ceiling, feature fireplace with solid surround and tiled hearth. Wooden double doors to:



KITCHEN OPEN PLAN TO LIVING/DINING: 19' 11" x 13' 7" (6.062m x 4.138m) Range of high and low level units, work surfaces. "Belfast" style sink with chrome mixer taps. Underbench oven, four ring hob. Extractor fan, integrated dishwasher. Space for fridge/freezer. Tiled splashback, tiled floor, uPVC door to rear. Open to:



LIVING/DINING: Wooden flooring. Cornice ceiling.





## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 11' 4" x 11' 3" (3.462m x 3.422m)

BEDROOM (2): 11' 4" x 11' 5" (3.462m x 3.490m)

BEDROOM (3): 8' 0" x 7' 12" (2.449m x 2.433m)

BATHROOM: White suite comprising dual flush wc. Vanity unit with ceramic sink and chrome mixer tap. Wall-mounted cabinet. Chrome heated towel rail, panelled bath with chrome mixer taps and thermostatic shower, glass screen. Part-tiled walls, Spotlights.

## Outside

GARAGE: 21' 2" x 9' 11" (6.440m x 3.012m) Up and over door, power and light.

FRONT: Front gates. Enclosed forecourt laid in paviors. Driveway parking.

REAR: Enclosed rear south facing garden laid in lawn. Additional patio area. Mature shrubbery. Surrounding hedging. Outhouse with storage and utility area with plumbing for washing machine and tumble dryer.



## Location:

Travelling from the North Road, turn right at the mini roundabout onto Bloomfield Road. Bloomfield Gardens is second on the left hand side.



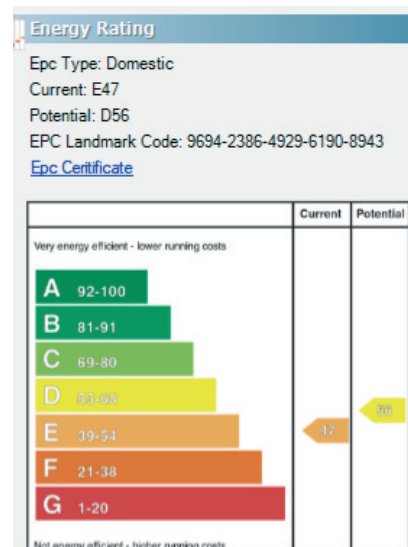
## Belfast Branches

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

## Other Branches

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

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