



ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 BLOOMFIELD GARDENS,  
BELFAST, BT5 5JU**

**£1,100 PER MONTH**





Located in the popular Bloomfield area, this beautifully presented mid terrace house offers a delightful blend of comfort and modern living.

Comprising spacious lounge with wood burning stove and archway to dining room, which boasts patio doors that open out to the garden, creating a lovely flow between indoor and outdoor spaces, and luxury kitchen, equipped with a range of appliances. Three well proportioned bedrooms and modern bathroom to the first floor, plus access to a floored roofspace for further storage space.

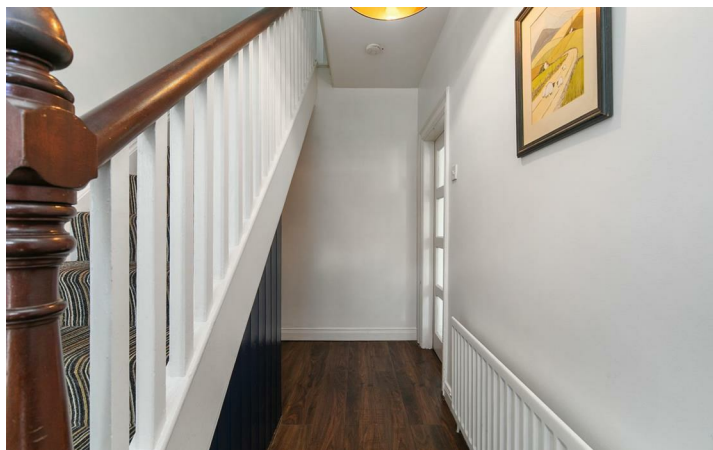
Outside offers gardens to both front and rear, and with such a convenient location, we recommend early viewing.





## Key Features

- A Beautifully Presented Mid Terrace Property
- Lounge With Wood Burning Stove And Archway To Dining Room
- Dining Room With Patio Doors And Open To Kitchen
- Luxury Kitchen With Range Of Appliances
- Three Well Proportioned Bedrooms To First Floor
- Modern Bathroom Suite And Access To Floored Roofspace
- Gardens To Both Front And Rear
- Convenient Location Close To Many Local Amenities



## Accommodation Comprises

### Entrance Porch

### Entrance Hall

Wood laminate flooring. Cupboard understairs.

### Lounge

12'6 x 10'7

(into bay) Hole in wall fireplace with wood burning stove and tiled hearth. Wood laminate flooring. Archway to:

### Dining Room

10'7 x 10'2

(at widest point) Wood laminate flooring. Patio doors to rear garden. Open to:

### Kitchen

9'2 x 8'4

Attractive range of high and low level units with wood effect laminate work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, extractor hood, 'Hotpoint' fridge freezer, 'Hotpoint' washing machine, 'Beko' dishwasher, partly tiled walls, ceramic tiled flooring, recessed spot lighting.

## First Floor

### Landing

Access to roofspace.

### Bedroom 1

10'7 x 10'4

### Bedroom 2

10'7 x 10'4

### Bedroom 3

6'5 x 5'9

### Bathroom

Modern white suite comprising panelled bath with built-in rainfall shower and handheld shower, curved shower screen, pedestal wash hand basin with mixer tap, mirrored cabinet, low flush WC, part tiled walls, wood effect tiled flooring, feature radiator.

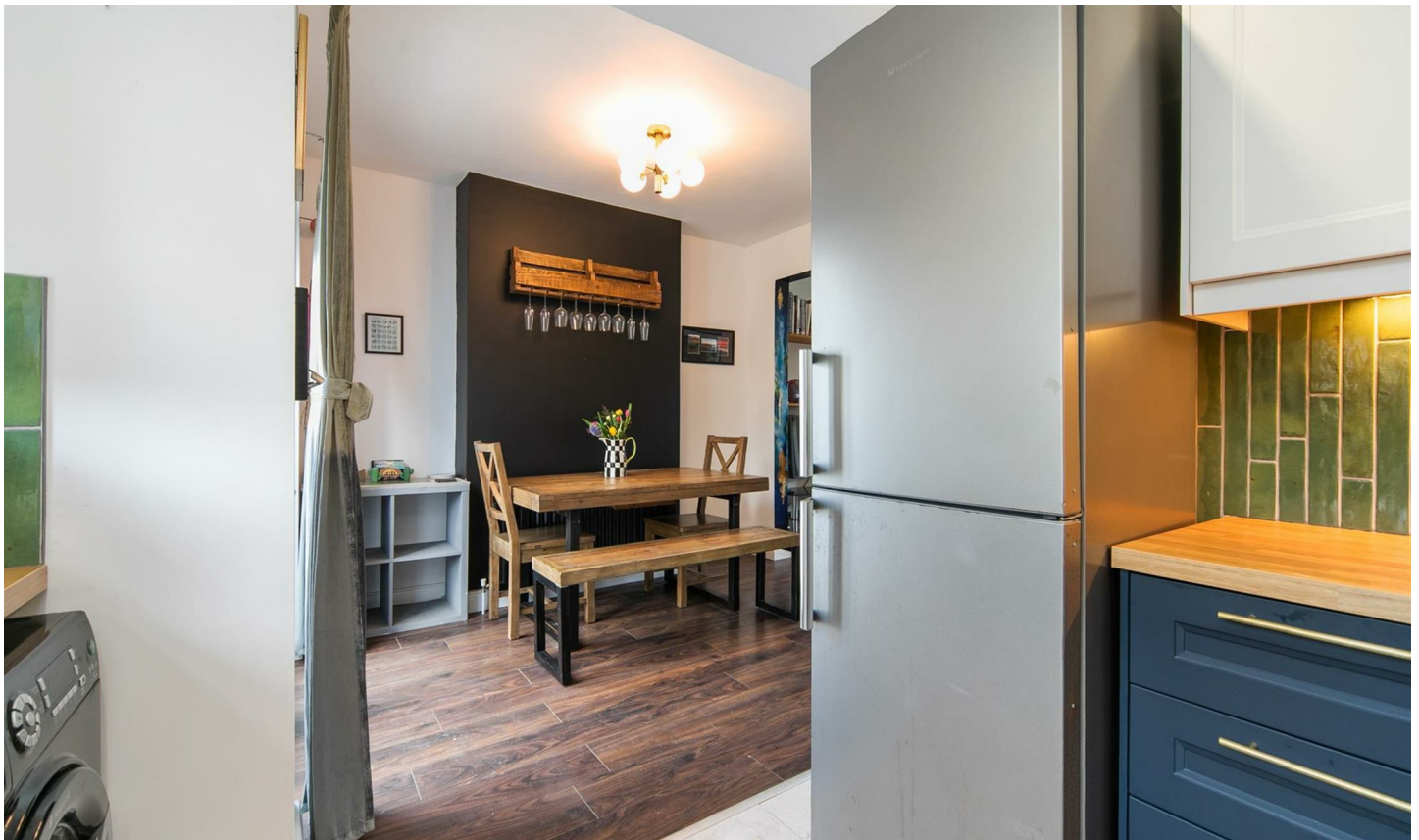
### Roofspace

Slingsby type ladder to fully floored roofspace with timber panel ceiling, power velux window and eave storage.

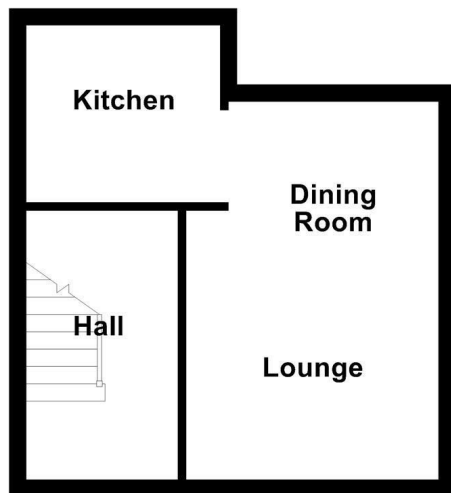
### Outside

Front garden with paving and pebble stone area and boundary hedge. Enclosed rear garden with paved area, raised flowerbeds and garden shed.

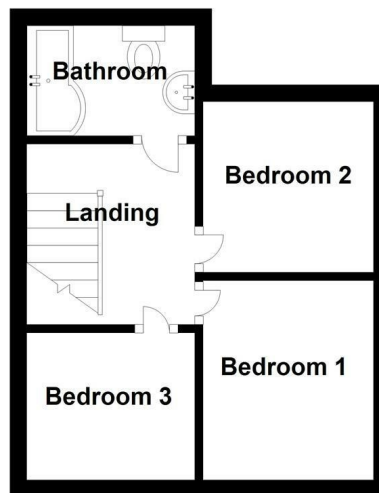




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	62
Northern Ireland		
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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