



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

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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.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all

customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

purposes only.

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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

For full EPC please contact the branch.