## **CAVEHILL BRANCH**



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NETWORK STRENGTH - LOCAL KNOWLEDGE











# 68 Brompton Park , Belfast, BT14 7LD

Offers Around £99,950

Superb Double Extended Townhouse In This Most Popular Ardoyne Location.

A superb opportunity to purchase a double extended townhouse set within this most popular section of the Ardoyne, just a stroll to the many amenities of the Crumlin Road and a short commute to the City. The spacious interior comprises 3 bedrooms, master with open plan en-suite, lounge into bay, extended fitted kitchen and fully tiled white bathroom suite. The dwelling further offers oil fired central heating, uPvc double glazed windows, doors and has been well maintained and updated over many years of family ownership. Brick paver off street carparking and enclosed rear yard combines with the most convenient location to make this spacious much loved family home the ideal first time buy - Early Viewing is highly recommended.

					Current	Potenti
Very energy efficie	ent - lower ru	nning co	osts			
(92 plus) A						
(81-91)	3					
(69-80)	C					
(55-68)	[					
(39-54)		E				
(21-38)			F			
(1-20)				G		
Not energy efficie	nt - higher ru	nning co	sts			

# 68 Brompton Park

# , Belfast, BT14 7LD











- · Modern Fitted Kitchen
- · Upvc Double Glazed Windows & Doors · Off Street Parking
- · Much Loved Family Home
- Superb Double Extended Townhouse 3 Bedrooms, Master With Open Plan En-Suite
  - · Fully Tiled White Bathroom Suite

- · Lounge Into Bay
- · Oil Fired Central Heating
- · Enclosed Rear Yard

#### **Entrance Hall**

Upvc double glazed entrance door, wood laminate floor, panelled radiator.

washing machine, partially tiled walls, Lvf flooring, panelled radiator.

**Bedroom** 

9'7" x 7'4" (2.94 x 2.26) Panelled radiator.

14'3" x 10'4" into bay (4.35 x 3.16 into **Bathroom** 

bay)

Attractive fireplace, wood laminate floor, understairs storage, thermostatically controlled

double panelled radiator.

Open plan to Dining:

low flush wc, double panelled

radiator, tiled walls, Lvf flooring.

Open plan to:

Fully tiled white suite comprising walk-in shower cubicle.

Low flush wc, vanity unit, Lvf flooring.

#### **Bedroom**

shower, pedestal wash hand basin,13'6" x 9'10" at widest (4.13 x 3.00 at

widest)

Panelled radiator.

# **Kitchen**

13'8" x 7'3" (4.17 x 2.23)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing cooker,

fridge/freezer space, plumbed for

### **First Floor**

Landing, access to roofspace.

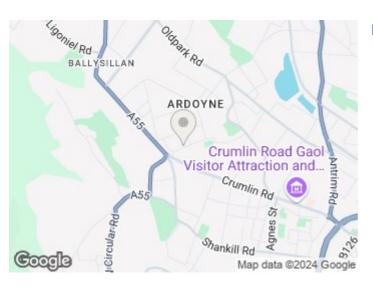
## **Bedroom**

10'2" x 7'2" (3.12 x 2.20) Panelled radiator.

### **Outside**

boiler house.

Front garden with brick paver off street carparking via gates. Enclosed rear yard, pvc oil tank,



## **Directions**











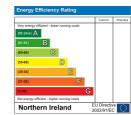






## **Floor Plan**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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