



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

68 Brompton Park

, Belfast, BT14 7LD



- Superb Double Extended Townhouse
- 3 Bedrooms, Master With Open Plan En-Suite
- Lounge Into Bay
- Modern Fitted Kitchen
- Fully Tiled White Bathroom Suite
- Oil Fired Central Heating
- Upvc Double Glazed Windows & Doors
- Off Street Parking
- Enclosed Rear Yard
- Much Loved Family Home

Entrance Hall

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

Lounge

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

Attractive fireplace, wood laminate floor, understairs storage, double 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

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

Open plan to Dining:

Bathroom

Fully tiled white suite comprising walk-in shower cubicle, thermostatically controlled shower, pedestal wash hand basin, low flush wc, double panelled radiator, tiled walls, Lvf flooring.

First Floor

Landing, access to roofspace.

Bedroom

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

Bedroom

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

Open plan to:

Low flush wc, vanity unit, Lvf flooring.

Bedroom

13'6" x 9'10" at widest (4.13 x 3.00 at widest)
Panelled radiator.

Outside

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



Directions



Floor Plan

68 Brompton Park, BELFAST, BT14 7LD



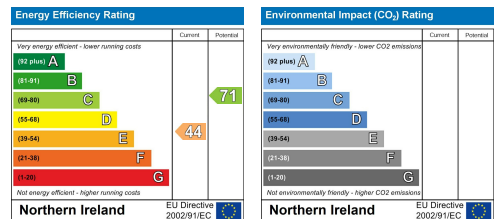
Ground Floor

First Floor

Total Area: 58.1 m² ... 625 ft²

All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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