

## 42 Brompton Park , Belfast, BT14 7LD

**Offers Over £89,950**

An Immaculate Mid Terrace Ideally Superbly Located Moments From The Crumlin Road.

An immaculately presented townhouse situated within this most popular section of Ardoyne moments from the Crumlin Road and short commute to the city. The refurbished accommodation comprises 2 bedrooms, through lounge into bay, modern fitted kitchen and newly installed white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, new carpets, improved wiring, gas fired central heating and has benefited from an NIHE Enveloping Scheme in recent years. Offering off street car parking and a delightful timber decked area the property is perfectly positioned to the many excellent local amenities and is ideally suited to the first time buyer or investor alike - 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 42 Brompton Park

, Belfast, BT14 7LD



- Immaculate Mid Terrace
- Newly Installed White Bathroom Suite
- Highest Presentation
- 2 Bedrooms, Through Lounge
- Gas Fired Central Heating
- Moments From The Crumlin Road
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Most Popular Ardoyne Location

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

## Lounge

15'1" x 10'7" (4.61 x 3.24)

Into bay, double panelled radiator, wood laminate floor.

## Fitted Kitchen

13'11" x 10'2" (4.25 x 3.10)

Stainless steel sink unit, range of high and low level units, formica worktops, cooker space, extractor fan, fridge/freezer space, plumbed for washing machine, partly

tilled walls, ceramic tiled floor, upvc double glazed rear door.

## First Floor

Landing.

## Bathroom

Fully tiled modern white suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush w.c, fully tiled walls, ceramic tiled floor, pvc ceiling, panelled radiator, recessed lighting.

## Bedroom

10'6" x 10'1" (3.21 x 3.09)

Built-in robes, double panelled radiator.

## Bedroom

9'4" x 7'2" (2.87 x 2.19)

Double panelled radiator.

## Outside

Front garden with brick paved driveway, feature raised timber decking. Enclosed rear yard, outside tap.

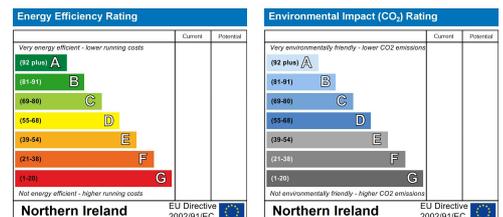


## Directions



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



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
@Ulster Property Sales is a Registered Trademark