

42 Brompton Park , Belfast, BT14 7LD

Offers Over £99,950

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			
Northern Ireland		EU Directive 2002/91/EC	

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, 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.

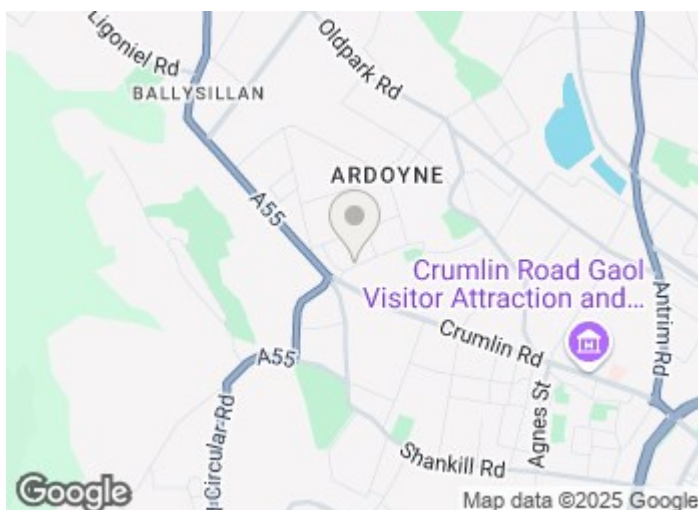
Bedroom

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.

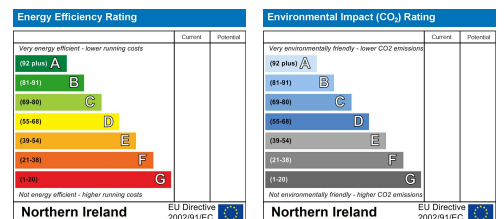


Directions



Floor Plan

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