

28 Brompton Park Ardoyne, Belfast, BT14 7LD

O.I.R.O £110,000

Double Extended Period Town Terrace In Highly Desirable Location.

A fabulous opportunity to purchase a double extended period town terrace holding an excellent position within this highly regarded location. The spacious interior comprises 2 bedrooms, through lounge, extended fitted kitchen and extended bathroom in white suite. The dwelling further offer uPvc double glazed windows, gas central heating, wood laminate floor coverings and has benefited from an Environmental Enveloping Scheme with replacement roof, new boundary walls, replacement chimney stack and replacement rainwater goods.

Off street carparking with pavier driveway combines with low outgoings and the most convenient location to make this the perfect starter home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

28 Brompton Park

Ardoyne, Belfast, BT14 7LD



- Double Extended Town Terrace
- Extended Fitted kitchen
- Upvc Double Glazed Windows
- 2 Bedrooms
- Extended Bathroom In White Suite
- Off Street Carparking
- Through Lounge
- Gas Central Heating
- Ever Popular Location

Entrance Hall

Mahogany entrance door.

Through Lounge

20'2" x 13'6" (6.16 x 4.13)

Into bay, hardwood fireplace, tiled inset, dado rail, 2 panelled radiators, wood laminate floor, undersairs storage.

Double Dividing Doors.

Extended Kitchen

9'8" x 7'3" (2.96 x 2.21)

Single drainer stainless steel sink unit, extensive range of high and low level units,

formica worktops, cooker space, exector fan, fridge/freezer space, leaded light dressers, breakfast bar, plumbed for washing machine.

First Floor

Landing, panelled radiator.

Extended Bathroom

Classic white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, panelled radiator, fully tiled walls, concealed gas boiler.

Bedroom

9'7" x 10'8" (2.93 x 3.26)

Panelled radiator, wood laminate floor.

Bedroom

10'7" x 10'0" (3.24 x 3.07)

Panelled radiator, wood lamiante floor.

Roofspace

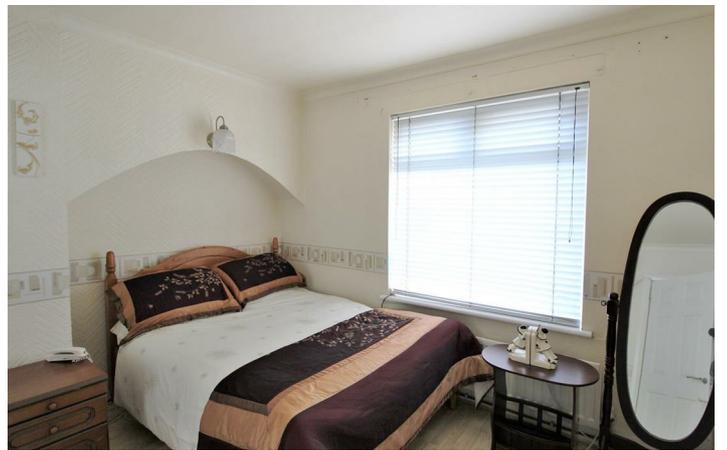
Velux rooflight, floored and sheeted.

Outside

Off street carparking in brick pavier, enclosed covered rear yard.



Directions



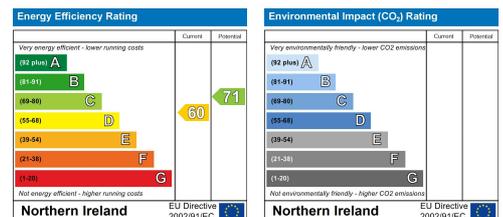
Floor Plan

28, Brompton Park, BELFAST, BT14 7LD



Total Area: 63.6 m² ... 685 ft² (excluding sheltered yard)
 All measurements are approximate and for display purposes only

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