



53 Brompton Park , Belfast, BT14 7LA

Offers Over £94,950

Immaculate Extended End Townhouse Presented To "Show Home" Standards.

This extensively refurbished end townhouse offers immaculate accommodation and will have immediate appeal. The contemporary interior comprises 2 bedrooms, master bedroom with feature blue tooth speaker/light fitting, superb roof space storage with delightful views, lounge with multi-fuel stove, open plan to dining area, contemporary fitted kitchen incorporating built-in under oven and 4 ring gas hob and modern white bathroom suite. The dwelling further offers oil fired central heating, Pvc fascia and eaves, rainwater goods, Upvc double glazed windows and exterior doors, LED lighting, new internal doors, extensive use of wood laminate and ceramic floor coverings and has been presented to the highest possible standard throughout.

Secure driveway parking via ornate gates and superb roof space storage with delightful views adds the finishing touches to this immaculate home ideally suited to the first time buyer, investor or young family 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		26
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

53 Brompton Park

, Belfast, BT14 7LA



- Superb Extended End Townhouse
- Modern White Bathroom
- Oil Fired Central Heating
- 2 Bedrooms, Through Lounge
- Upvc Double Glazed Windows, Pvc Facia And Eaves
- Driveway Parking
- Contemporary Fitted Kitchen
- Superb Roof Space Storage
- Immaculately Presented

Extended Entrance Porch

Upvc double glazed entrance door, external lighting, LED lighting to stairs.

Lounge Into Bay

12'6" x 10'0" (3.83 x 3.06)

Wood laminate floor, double panelled radiator, slate fireplace with multi-fuel stove, shelving with LED lighting, open to Dining Area.

Dining Area

10'0" x 7'1" (3.05 x 2.16)

Wood laminate floor, double panelled radiator.

Kitchen

8'5" x 7'8" (2.57 x 2.36)

Bowl and a half drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and gas 4 ring hob, stainless

steel canopy extractor fan, American style fridge freezer space, plumbed for washing machine, partly tiled walls, panelled radiator, recessed lighting, ceramic tiled floor, stable style door to yard

Landing

Bathroom

Modern white suite comprising panelled bath, electric power shower, pedestal wash hand basin with vanity, low flush wc, chrome radiator, partially tiled walls, Lvf flooring, recessed lighting.

Bedroom 1

10'7" x 7'4" (3.23 x 2.24)

Wood laminate floor, panelled radiator.

Bedroom 2

10'0" x 9'10" (3.05 x 3.00)

High gloss built-in wardrobes, Led

lighting, feature blue tooth speaker/light fitting, panelled radiator. Fixed staircase with Led lighting to roof space storage.

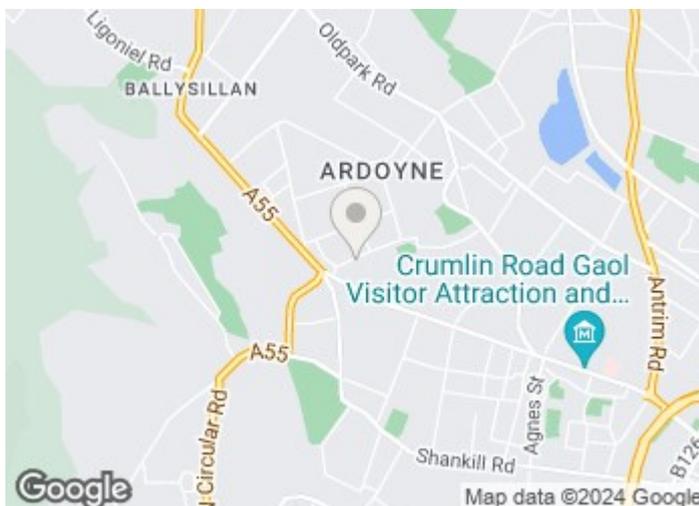
Roofspace storage

13'4" x 8'6" (4.07 x 2.60)

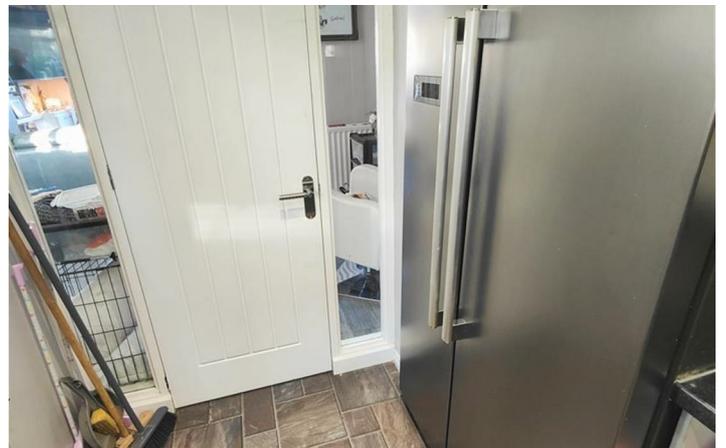
Wood laminate floor, under eaves storage, recessed lighting, panelled radiator.

Outside

Driveway parking via ornate entrance gates, vertical panel fencing, outside tap, pvc oil tank, boiler house.



Directions



Floor Plan

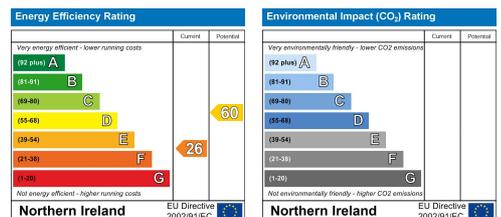
53, Brompton Park, BELFAST, BT14 7LA



Total Area: 65.6 m² ... 706 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.



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