



ULSTER PROPERTY SALES

# UPS

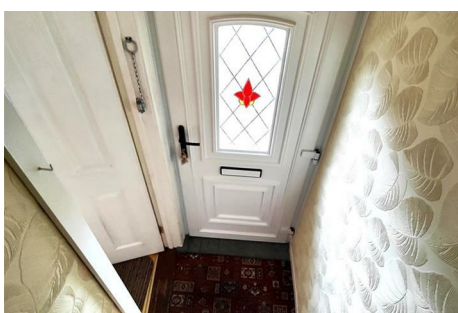
**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 44 Brompton Park , Belfast, BT14 7LD

**Offers Over £89,950**

A Superb Period Town Terrace In This Most Popular Ardoyne Location.

Holding a superb position within this most popular section of the Ardoyne this period town terrace will have immediate appeal. The well maintained interior comprises 2 bedrooms, superb roof space storage, lounge into bay, fitted kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating with recent new boiler and has benefited from an NIHE Enveloping Scheme in past years. Off street car parking and low outgoings combine with a most convenient location with the Crumlin Road just a short stroll and the City Centre a short commute to make the perfect starter home or investment opportunity - Early Viewing is highly recommended.

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

# 44 Brompton Park

, Belfast, BT14 7LD



- Period Town Terrace
- Fitted Kitchen
- Recently Installed Gas Heating
- 2 Bedrooms Lounge
- Classic White Bathroom Suite
- Off Street Parking
- Superb Roof Space
- Upvc Double Glazed Windows
- Most Popular Ardoyne Location

## Entrance Hall

Pvc double glazed entrance door. Landing.

## Lounge

14'1" x 10'4" into bay (4.30 x 3.15 into bay)

Attractive fireplace, understairs storage, wood laminate floor.

## Kitchen

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

Single drainer stainless steel sink unit, range of high and low level units, formica worktop, cooker space, plumbed for a washing machine, fridge space, partly tiled walls, Lvf flooring, double panelled radiator, hardwood double glazed rear door.

## First Floor

### Bathroom

White suite comprising fully tiled shower cubicle, electric shower, pedestal wash hand basin, low flush wc ,partly tiled walls, Lvf flooring, panelled radiator.

### Bedroom

10'3" x 7'4" (3.14 x 2.26)

Wood laminate floor, panelled radiator.

### Bedroom

10'0" x 10'7" (3.07 x 3.25)

Panelled radiator.

Fixed staircase to:

## Roof Space

13'5" x 8'2" (4.09 x 2.51)

Velux roof light, under eaves storage x 2.

## Outside

Front garden with brick paved driveway, vertical panel fencing. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

