



## 120 Brompton Park , Belfast, BT14 7LE

**Offers In The Region Of  
£115,000**

Magnificent Extended Town Terrace In Most Popular Location.

A magnificent extended town terrace holding a prime position within this most popular section of the Ardoyne. The spacious appointed interior comprises 2 bedrooms, lounge into bay window, open plan dining room, extended luxury fitted kitchen, built-in oven and ceramic hob and modern white bathroom suite. The dwelling further benefits from oil fired central heating, uPvc double glazed windows and external doors plus extensive use of wood laminate floor coverings plus superb roof space storage. Hard landscaped gardens with off street carparking and low outgoings combines with a most convenient location to make this a home worthy of your immediate inspection.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 120 Brompton Park

, Belfast, BT14 7LE



- Extended Town Terrace
- Upvc Double Glazed Windows
- Off Street Carparking
- 2 Bedrooms 2 Open Plan Reception Rooms
- Oil Fired Central Heating
- Low Out Goings
- Extended Fitted Kitchen
- Classic White Bathroom
- Excellent Starter Home Or Investment

## Entrance Hall

Upvc double glazed entrance door.

## Lounge

21'6" x 10'8" into bay (6.56 x 3.26 into bay)

Wood laminate floor, panelled radiator, understairs storage.

## Dining Area

Wood laminate floor, panelled radiator.

## Extended Kitchen

10'4" x 7'10" (3.17 x 2.39)

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

built-in under oven and ceramic hob, stainless steel extractor fan, dresser unit, plumbed for washing machine, american fridge/freezing housing, tall larder, wood laminate floor, upvc double glazed rear door.

## First Floor

Landing.

## Bathroom

White suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush, partly tiled walls, hotpress copper/cylinder.

## Bedroom

10'9" x 9'0" (3.29 x 2.75)  
Wood laminate floor.

## Bedroom

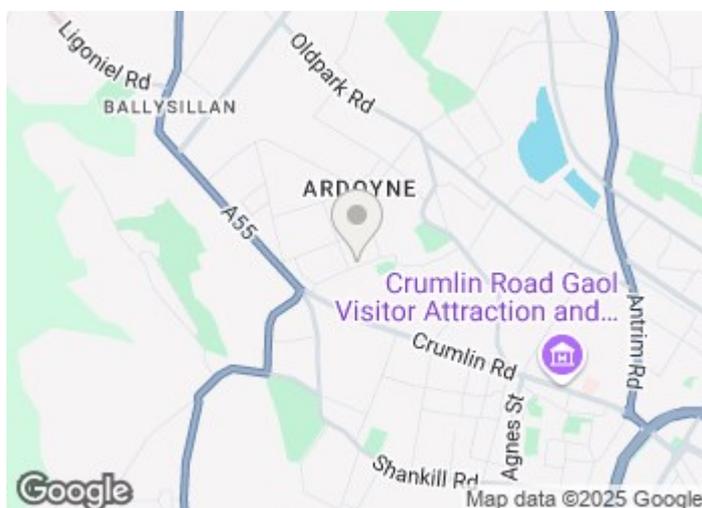
10'0" x 7'4" (3.07 x 2.25)  
Wood laminate floor, panelled radiator.

## Roofspace

13'6" x 11'8" (4.13 x 3.56)  
Panelled radiator, recessed lighting.

## Outside

Enclosed rear yard, boiler housing, front in paver.



## Directions



# Floor Plan

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