



172 Brompton Park , Belfast, BT14 7LE

Offers Around £89,950

Cash Offers Only - Superb Extended Town Terrace Set Within This Most Popular Section Of The Ardoyne With The City Only A Short Distance Away

Holding a prime position in Ardoyne and within easy reach of the City this bright and modern town terrace is ideally suited to the first time buyer or investor alike. The extended accommodation comprises 2 bedrooms, through lounge into bay, modern fitted kitchen and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating and has benefited from an NIHE Enveloping Scheme in past years. Offering brick paver off street car parking and ideally positioned to the many excellent local amenities, short commute to the city centre and is ideally suited to the Cash Buyer able to maximise the obvious potential - 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 | 68 | 72 |
| EU Directive 2002/91/EC | | |

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- Cash Offers Only - Superb Extended Town Terrace
- Modern Fitted Kitchen
- Brick Paver Parking
- 2 Bedrooms, Through Lounge Into Bay
- Comtemporary White Bathroom Suite
- Popular Ardoyne Location
- Archway To Living Area
- Upvc Double Glazed Windows
- Short Commute To City

Open Entrance Hall

Upvc double glazed entrance door.

Lounge Into Bay

21'9" x 13'5" into bay (6.65 x 4.11 into bay)

Wood laminate floor, double panelled radiator.

Archway to

Living Area

Wood laminate floor, partially wood panelled walls, panelled radiator.

Kitchen

11'8" x 5'10" (3.57 x 1.79)

Single drainer stainless steel sink unit, range of high and low level units, formica worktop, free standing cooker, stainless steel canopy extractor fan, plumbed for washing machine, fridge/freezer space, partially tiled walls, Lvf flooring, hardwood rear door.

First Floor

Access to roofspace.

Bedroom

10'6" x 9'1" at widest (3.22 x 2.78 at widest)

Built-in storage, concealed gas boiler, panelled radiator.

Bedroom

10'8" x 7'4" (3.27 x 2.25)

Panelled radiator.

Bathroom

Modern white suite comprising fully pvc panelled shower cubicle, thermostatically controlled shower, pedestal wash hand basin, tiled splash back, low flush WC, panelled radiator

Outside

Gardens to front in brick pavers with carparking and patio via Victorian style gates, rear yard.



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.

