



Brooklands Road,

**Offers in the region of  
£119,950**



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## Brooklands Road, Dundonald, Belfast

### Offers in the region of £119,950

We are delighted to present to the open market this beautifully appointed semi detached villa. Internally this fine property has been well maintained throughout by its present vendors with bright accommodation comprising three bedrooms, two separate reception rooms, modern kitchen and modern bathroom with white suite. Further benefits include oil fired central heating, uPVC double glazed window frames and doors and well tended gardens to front and enclosed to rear. This popular residential location is only a short stroll from Dundonald village and its wide range of amenities. Public transport links for city commuting and the Ulster Hospital are also easily accessible. Properties of this style and calibre within this location will rarely present themselves to the open market, with early interest sure to be high early consideration to view is recommended. Ideally suitable for first time buyer or young family alike

#### ACCOMMODATION

uPVC double glazed front door to entrance hall, ceramic tiled floor, under stairs storage

#### LOUNGE

3.73m x 3.53m (12'3" x 11'7")

Laminate wooden floor, cornice work

#### DINING ROOM

3.66m x 3.20m (12'0" x 10'6")

Laminate wooden floor, cornice work

#### MODERN KITCHEN

2.54m x 2.36m (8'4" x 7'9")

Single drainer with stainless steel sink unit and mixer taps, excellent range of high and low level units, brick effect tiled

splash back, extractor fan, ceramic tiled floor, recessed low voltage spotlights, plumbed for dishwasher

#### FIRST FLOOR

Landing with hotpress and lagged copper cylinder and immersion heater, storage above. Access to roofspace

#### BEDROOM ONE

3.66m x 3.18m (12'0" x 10'5")

#### BEDROOM TWO

3.38m x 3.18m (11'1" x 10'5")

Double built in robe, exposed timber floor,

#### BEDROOM THREE

2.46m x 2.46m (8'1" x 8'1")

#### BATHROOM

With modern white suite, panelled bath with chrome mixer taps, Mira sport electric shower unit, ceramic tiled floor, fully tiled walls, dual flush close coupled WC, chrome heated towel rail, circular vanity unit with chrome mixer taps

#### OUTSIDE

Paved garden to front. Well tended enclosed garden to rear, lawns, extensive paved patio area, boundary fencing, outside light and tap, garden store with light and power, plumbed for washing machine, oil fired boiler



For full EPC please contact the branch



