

simon**BRIEN**
RESIDENTIAL

28 Brooklands Gardens,
Dundonald, Belfast, BT16 2PQ



Asking Price £115,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Well Presented End Terrace Property
- Three Bedrooms
- Bright Living Room
- Modern Fitted Kitchen With Dining Area
- Contemporary White Shower Suite
- Oil Fired Central Heating
- uPVC Double Glazed Window Frames
- Front & Rear Garden, Large Side Garden Area
- Off Street Parking
- Very Well Presented Throughout
- Convenient To Primary & Post Primary Schools
- Close To Public Transport Links
- Ulster Hospital, Stormont Buildings, Dundonald Omni Park All Within Easy Reach

SUMMARY

This well presented end terrace come to the market and will immediately attract those seeking a home offering great garden space within this highly convenient locality.

The property comprises an entrance hall with storage area, bright living room, a modern fitted kitchen with dining area on the ground floor. On the first floor, there are three bedrooms and a contemporary white shower suite. Outside, there are front and rear gardens number 28 also has an enviable large side garden space with off street parking.

Convenient to a host of amenities, shops and public transport links, local schools, the Ulster Hospital, and Glider route are all easily accessible.

Disclaimer:

Under the terms and conditions of the Estate Agency Act 1979, we are obliged to inform that 28 Brooklands Gardens, Belfast, belongs to a member of staff or a family member within Simon Brien Residential.



ACCOMMODATION

GROUND FLOOR

uPVC double glazed front door with side panels leading to:

ENTRANCE HALL:

Understairs storage area.

LIVING ROOM:

13' 0" x 12' 4" (3.96m x 3.76m)

Solid wooden floor.

KITCHEN / DINING AREA:

15' 7" x 13' 4" (4.75m x 4.06m)
(max.)

Excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Partially tiled walls. Cooker point with extractor fan over. Plumbed for washing machine. Recessed spotlights. Rear hall.

FIRST FLOOR

LANDING:

Access to roof space.

BEDROOM (1):

12' 5" x 9' 2" (3.78m x 2.79m)

BEDROOM (2):

12' 4" x 10' 0" (3.76m x 3.05m)

BEDROOM (3):

10' 4" x 6' 10" (3.15m x 2.08m)
(max.)

Built-in wardrobe.

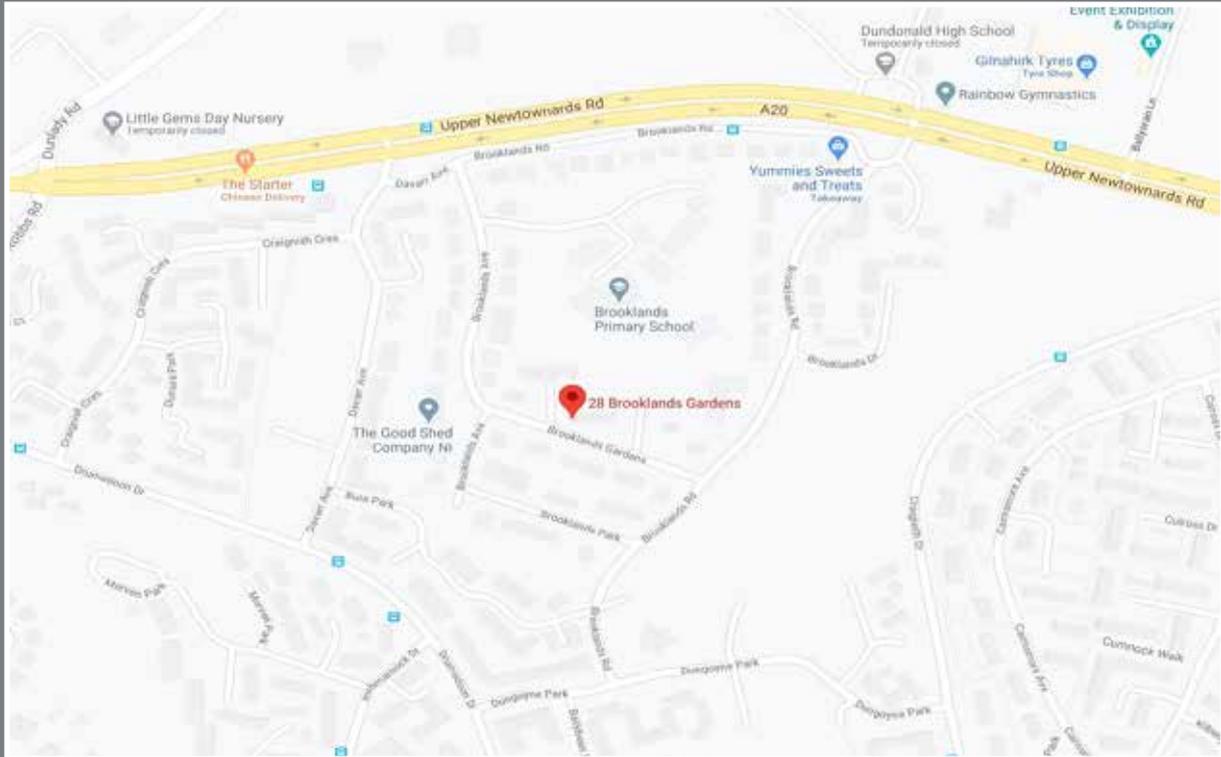
SHOWER ROOM:

Contemporary white suite comprising of a walk-in shower cubicle with thermostatic shower unit. Panel base WC. Pedestal wash hand basin with mixer taps. Partially tiled walls.

OUTSIDE

To the rear is an enclosed garden with patio area and garden in lawn with outside tap and light. Boiler house with oil fired boiler and PVC oil tank. Brick storage area. To the side is a driveway, with garden in lawn and hedging. To the front, garden in lawn.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

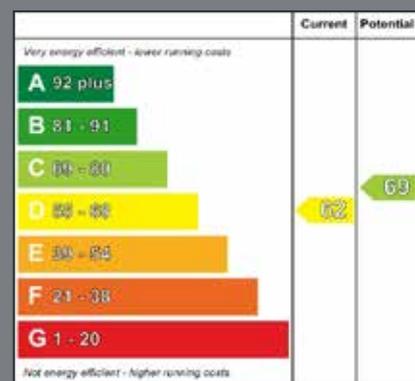


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/F/20/SO



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