



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
	70	74
England, Scotland & Wales	EU Directive 2002/91/EC	

3 Brooklands Gardens,  
Dundonald,  
Belfast,  
County Down, BT16

Asking Price: £149,950

Reeds Rains

reedsrains.co.uk

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EPC Rating: C

We are delighted to present to the open market this attractive red brick mid terrace property.

Internally this property has been extended on the ground floor and offers bright accommodation comprising two bedrooms, lounge, fitted kitchen with and shower room with white suite. Further benefits include sun room, gas central heating and double glazed windows and doors. Externally there is off street car parking to front and an enclosed low maintenance garden to rear.

This popular location offers excellent convenience to Dundonald village with its range of amenities. Public transport links, the Ulster Hospital and the increasingly popular Eastpoint entertainment village are also easily accessible.

Properties within this location have a proven track record for creating strong demand. We have no doubt that the property will create an early interest on today's market. Ideally suitable for first time buyer or young family alike, early viewing is strongly recommended.

Accommodation

uPVC double glazed front door to entrance hall, laminate wooden floor.

Lounge

12'8" x 11'7" (3.86m x 3.53m)  
Laminate wooden floor.

Fitted Kitchen

15'1" x 6'2" (4.6m x 1.88m)  
Single drainer sink unit with mixer taps, range of high and low level units, formica work surfaces, concealed lighting, laminate wooden floor, stainless steel built in oven and four ring ceramic hob, extractor fan, integrated dishwasher, integrated washing machine, under stairs storage, double glazed French doors to sun room.

Sun Room

12'6" x 11'5" (3.8m x 3.48m)  
Laminate wooden floor, recessed spotlights, double glazed door to garden.

First Floor

Landing

Study area with staircase to roof space. Roof space floored with light, power, under eaves storage and velux window.

Bedroom One

12'2" x 9'4" (3.7m x 2.84m)  
Laminate wooden floor.

Bedroom Two

10' x 8'6" (3.05m x 2.6m)  
laminate wooden floor.

Shower Room

Modern white suite, fully tiled built in shower cubicle, vanity unit with mixer taps, dual flush close coupled WC, fully tiled walls.

Outside

Brick pavioured off street car parking to front. Enclosed low maintenance garden to rear, paved, loose stones, boundary fencing.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.