



31 Brooklands Road

Dundonald, BT16 2PD

Offers in the region of £165,000



31 Brooklands Road

, Dundonald, BT16 2PD

Offers in the region of £165,000



Upvc Front door

Hallway

Lounge

14'1" x 11'10" (4.3 x 3.63)

Into bay window

Feature fireplace with electric fire

Double doors to

Kitchen

13'3" x 11'10" (4.05 x 3.63)

At widest points

Excellent range of high and low level units, stainless steel one and a half bowl sink unit with chrome mixer taps, four ring electric hob, built in oven. plumbed for washing machine and space for fridge freezer. Storage under stairs. Patio doors to rear garden.

Rear hallway

Hotpress cupboard

Landing

Laminate wooden floor

Bedroom 1

12'6" x 8'11" (3.83 x 2.74)

At widest points

Laminate wooden floor

Bedroom 2

10'4" x 8'6" (3.15 x 2.61)

Laminate wooden floor

Bedroom 3 / Study

10'3" x 6'10" (3.13 x 2.10)

Laminate wooden floor, fixed staircase to attic room

Bathroom

6'3" x 6'3" (1.91 x 1.914)

Three piece white suite comprising low flush WC, pedestal wash basin with chrome taps, panelled bath with chrome mixer tap and electric shower over. PVC panelled walls

Attic room

Laminate wooden flooring eaves storage, radiator, velux window and recessed low voltage lighting

Outside

Front garden laid in lawn and hedging, rear garden laid in lawn and shrubs, outside with storage

CUSTOMER DUE DILIGENCE

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we have a legal obligation to verify the identity of all vendors and purchasers before a sale can proceed. We conduct these checks electronically to ensure a smooth and secure process. Unlike many other agencies, SMART Residential absorbs the initial cost of these mandatory checks and does not charge any upfront administrative fees. However, please note that should either the vendor or the purchaser withdraw from the transaction after these checks have been completed, an administrative charge of £25 + VAT per person checked will become payable.

DISCLAIMER

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 the employment of SMART Residential (SMART Residential is a trading name of SRNI Ltd) has the authority to make or give any representation or warranty in respect of the property.



Road Map



Hybrid Map



Terrain Map



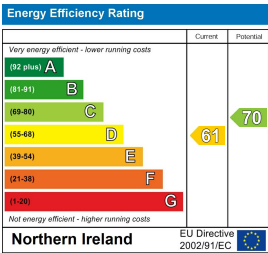
Floor Plan



Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.