SMART RESIDENTIAL



31 Brooklands Road

Dundonald, BT16 2PD

Offers in the region of £159,950

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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" x11'10" (4.05 x3.63)
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
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Road Map



Hybrid Map



Terrain Map

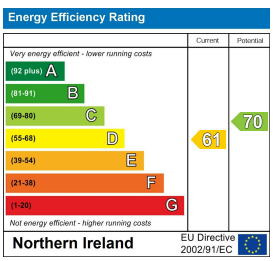


Floor Plan

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



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