


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

3 Gleneagles Gardens,
Dundonald, Belfast, BT16

Asking Price: £124,950

 **Reeds Rains**

reedsrains.co.uk

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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.

Viewing By Appointment

glazed back door.

Main Accomodation

We are delighted to present to the open

market this well presented mid terrace

property. Internally the property has been

finished to a high standard throughout by its

present vendors with bright accommodation

comprising three bedrooms, lounge with dining

area , modern fitted kitchen and bathroom with

modern white suite. Further benefits include oil

fired central heating, double glazed windows

and doors and enclosed private 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.

We have no doubt that this property will create

an immediate interest on today's market.

Ideally suitable for first time buyer or young

family alike, early viewing is strongly

recommended.

Accomodation

uPVC double glazed front door to entrance

hall, laminate wooden floor

Lounge

18'9" x 11'1" (5.72m x 3.38m)

Laminate wooden floor, recessed low voltage

spotlights, ample dining area, built in store with

oil fired boiler

Modern Fitted Kitchen

12'9" x 10'8" (3.89m x 3.25m)

Single drainer stainless steel sink unit with

mixer taps, excellent range of high and low

level units, laminate work surfaces, brick effect

tiled splash back, ceramic tiled floor, plumbed

for washing machine, double built in oven and

four ring ceramic hob, recessed low voltage

spotlights, under stairs storage, uPVC double

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

All Measurements are Approximate.

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Outside

Paved garden to front.

Enclosed low maintenance garden to rear,

boundary fencing, PVC oil tank, outside light

and tap

Bathroom

Modern white suite, panelled bath with chrome

mixer taps, Redring electric shower unit,

pedestal wash hand basin with chrome mixer

taps, PVC wall covering, tiled effect wooden

floor, tongue and groove ceiling with recessed

low voltage spotlights, chrome heated towel

rail

Landing

Hotpress copper cylinder immersion heater

and storage above

Bedroom One

12'7" x 11'8" (3.84m x 3.56m)

Built in robe, laminate wooden floor

Bedroom Two

12'9" x 8'7" (3.89m x 2.62m)

Built in robe, laminate wooden floor

Bedroom Three

8'6" x 7'9" (2.6m x 2.36m)

Laminate wooden floor

For full EPC please contact the branch.