

# RODGERS & BROWNE

## SALE AGREED

24 Leathem Square, East Link Road  
Dundonald, BT16 2QL



*offers around £189,950*



### *The Owner's Perspective...*

"Leathem Square has a great deal going for it - it is convenient, practical and a shrewd choice for any first time buyer or those wishing to downsize. This particular home offers more space than most three bedroom variants with ensuite, two very good double bedrooms, single bedroom and bathroom on the first floor. Downstairs a comfortable living room, fitted kitchen (with appliances) and cloakroom complete this attractive, practical home.

Close to Ulster Hospital, shops, Stormont Buildings, schools, Dundonald Ice Bowl, cinema and restaurants Leathem Square is also very convenient.

There is great rental potential too."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



## The facts you need to know...

Three bedrooms, one reception room

Cloakroom, bathroom and ensuite shower room

Attractive fitted and equipped kitchen with appliances

Easy to purchase, heat and maintain

Roofspace and cavity wall insulation

uPVC Double glazing

Gas fired central heating

Practical, smart townhouse

Very convenient location close to shops, Ulster Hospital, Government Buildings at

Stormont, excellent schools and David Lloyd Leisure complex

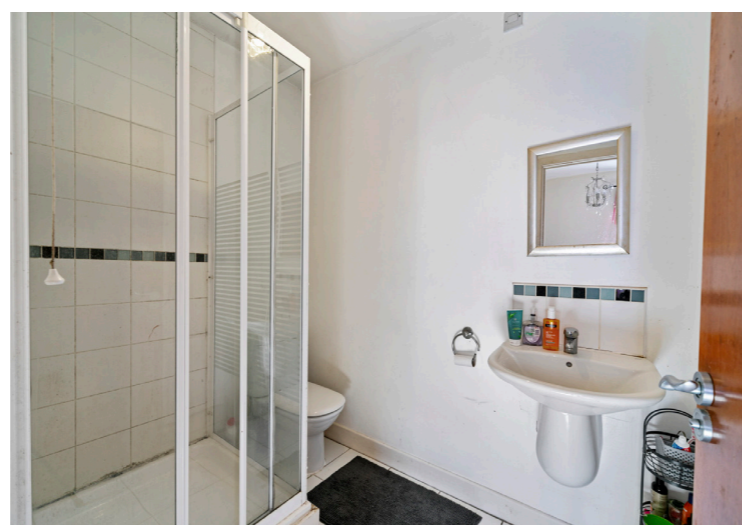
Great 'buy-to-let' potential

Attractive well maintained location

Ideal first purchase, for those of rather more senior years or for rental investment



Bedroom one



Shower room



Bathroom

## The property comprises...

### GROUND FLOOR

Multi-point locking panelled front door:

### LIVING ROOM

15' 0" x 11' 6" (4.57m x 3.51m)

Feature electric coal effect fireplace with polished granite inset and hearth and maple surround. Large windows allowing plenty of light into the room.

**UNDER STAIR STORAGE** Excellent storage for coats, Hoover etc. Gas fired central heating boiler.

Rear Hall to:

**CLOAKROOM** 6' 0" x 3' 0" (1.83m x 0.91m)

White suite comprising low flush w.c., floating wash hand basin, white ceramic tiled floor.

### KITCHEN

11' 9" x 9' 6" (3.58m x 2.9m)

Single drainer stainless steel sink unit, mixer taps, extensive range of 'Cherrywood' finish high & low level cupboards, granite effect laminate worktops, part tiled walls, slate effect tiled floor, space for dining table and chairs, stainless steel under oven and 4 ring gas hob, stainless steel extractor, integrated fridge, freezer and combined washing machine / tumble drier. Multi point locking door to enclosed rear garden.

### First Floor

#### BEDROOM (1)

11' 9" x 9' 9" (3.58m x 2.97m)

Fully tiled shower cubicle with electric, instant heat shower, low flush w.c., floating wash hand basin, white ceramic tiled floor, extractor.

#### BEDROOM (2)

12' 9" x 9' 9" (3.89m x 2.97m)

#### BEDROOM (3)

8' 6" x 7' 6" (2.59m x 2.29m)

### BATHROOM

6' 9" x 6' 0" (2.06m x 1.83m)

Panelled bath, mixer taps and telephone hand shower, floating wash hand basin, low flush wc, white ceramic tiled floor.

**ROOFSpace** Excellent storage, insulated.

### Outside

Fenced and enclosed rear garden in grass. Brick paver resident and visitor parking.

### Location

Off East Link Road which runs between Comber Road and Old Dundonald Road.



# Additional information

## TENURE

Leasehold long term.

## RATES

The assessment for the year 2024/2025 is c. £1,087.50

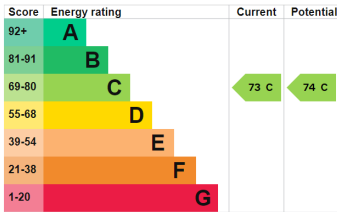
## VIEWING

By appointment with **RODGERS & BROWNE**.

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	●		
Is there an annual service charge?	●		
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?		●	
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

## ENERGY EFFICIENCY RATING (EPC)



## UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	YES - SEVERAL SUPPLIERS
Mains gas	YES - SEVERAL SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	SEVERAL PROVIDERS
Mobile Telephone	SEVERAL PROVIDERS
Broadband and speed	SEVERAL PROVIDERS UP TO 1000 MBPS



Sales  
Lettings  
Property Management

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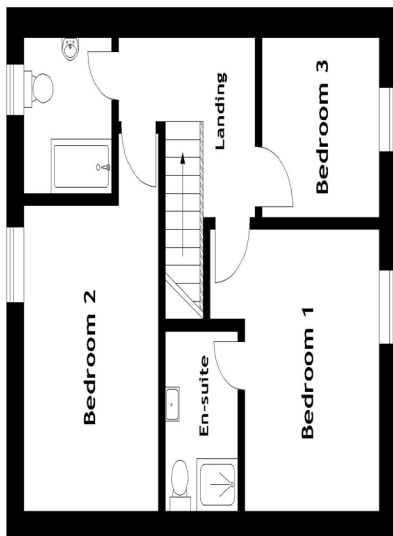
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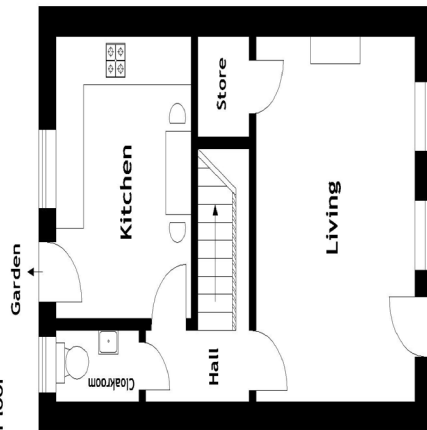
### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

24 Leatham Square, Dundonald  
Approx. Gross Internal Area 905 Sq.Ft



First Floor



Ground Floor

For illustrative purposes only. Not to scale. Whilst every attempt has been made to ensure all measurements are approximate and no responsibility is taken for any error, omission or measurement.