



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

24 Brooklands Drive,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £94,950

 **Reeds Rains**

reedsrains.co.uk

24 Brooklands Drive, Dundonald, Belfast, County Down, BT16

Asking Price: £94,950

EPC Rating: C

We are delighted to present to the open market this well presented ground floor apartment.

Benefitting from its own front door, the property internally offers bright accommodation comprising two generous bedrooms, spacious lounge, kitchen with dining area and shower room with white suite.

Further benefits include gas central heating and double glazed windows. Externally there is a large enclosed private garden to rear.

This apartment is located within walking distance of Dundonald village and its wide range of day to day amenities. The Glider public transport link for city commuting, Stormont Parliament Buildings and the Ulster Hospital are all easily accessible.

This property we have no doubt will create an interest on today's market. Ideally suitable for first time buyer or investor alike, early internal viewing is strongly recommended.

Accommodation

Front door entrance hall, laminate wooden floor, airing cupboard.

Spacious Lounge

14'5" x 10'9" (4.4m x 3.28m)

Laminate wooden floor.

Kitchen With Ample Dining Area

13'11" x 10'8" (4.24m x 3.25m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, tiled splash, cooker space, plumbed for washing machine, ample dining area, uPVC double glazed back door.

Bedroom One

12'7" x 9'4" (3.84m x 2.84m)

Bedroom Two

12'4" x 9'4" (3.76m x 2.84m)

Built in storage with gas boiler.

Shower Room

White suite, fully tiled built in shower cubicle, electric shower unit, pedestal wash hand basin, dual flush close coupled WC, ceramic tiled floor, fully tiled walls.

Outside

Large enclosed private garden to rear, lawns, shrubs, boundary fencing, outside light and tap, patio area.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.