



Gransha *Lane*

OFF GRANSHA ROAD
BANGOR

GRANSHA LANE - Templeton Robinson are thrilled to bring to market this fabulous New Development of Nine Detached Family Homes.

The development is situated off the ever popular Gransha Road, in the charming seaside city of Bangor, the exclusive new development of Gransha Lane provides homeowners with the perfect opportunity to experience comfortable and luxury living all within a convenient and accessible, sought-after location.

Showcasing a collection of thoughtfully designed and expertly crafted residences, the homes at Gransha Lane are truly unique. Offering a selection of nine detached properties, Gransha Lane is the ideal choice for a range of buyers, including young professionals and growing families wishing to settle down in an unparalleled area.

Price
£415,000 (each)

Site 2 & 3 Gransha Lane,
Off Gransha Road,
Bangor,
BT19 7PU

Viewing by
appointment
through agent
028 9042 4747

Striking the perfect blend of spaciousness, elegance and comfort, it goes without saying that these residences reflect an outstanding living environment. Boasting generous layouts, each home provides ample space for modern family life. Featuring contemporary design elements throughout, the properties at Gransha Lane have a fresh and inviting atmosphere, perfect for hosting and entertaining guests, as well as kicking back and relaxing at the end of a long day. Equipped with a luxury turn-key finish, everything is in place for homeowners to make an immediate and seamless move, ensuring that residents of Gransha Lane feel right at home from day one within their new property.

All in all, Gransha Lane is also conveniently located for all leading North Down schools with Bangor Grammar on its doorstep and within walking distance to Lesley Bloomfield Shopping Centre. For the sporting enthusiast, leading Golf and Yacht Clubs are all within the Bangor area along with the fabulous North Down Coastal Path. With excellent road links, and easy access to Bangor Train Station providing public rail transport, homeowners can experience hassle-free travel. For the commuter, George Best City Airport can be found in just over a twenty-minute drive. Templeton Robinson strongly recommend booking a viewing to fully understand everything this fabulous Development has to offer.

LUXURY TURNKEY SPECIFICATION

KITCHEN & UTILITY

- Impressive high quality modern units with Blum Antaro soft close drawers & doors, Exorna flat slab handleless doors and 12mm stone work surfaces
- Integrated electrical appliances to include induction hob, NEFF hide / slide oven, microwave, integrated undermount extractor fan, integrated 70/30 Indesit fridge/freezer and integrated Indesit dishwasher
- Under wall unit lighting
- High Neck Chrome or Brushed steel taps
- 100mm matching upstands to worktops + splashback
- Soft close pull out bin
- 40mm laminate tops to utility

BATHROOM, ENSUITE & WC

- Contemporary designer white sanitary ware with chrome fittings
- Sanitaryware package with vanity unit to ensuite and illuminated mirrors to bathroom and ensuite

- Full wall tiling to bathroom and ensuite

HEATING

- Gas fired central heating – energy efficient combination boiler which provides instant hot water on demand
- Underfloor heating to ground floor of houses with radiators to first floor and towel radiators to bathroom and ensuite
- Thermostatically controlled radiators

FLOORING

- Floor tiling to Kitchen and utility areas, bathroom and ensuite floors
- Laminate wooden floors to entrance hall, ground floor WC and sunroom area to rear of property
- Carpets to lounge, stairs, landings and bedrooms

INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork
- Contemporary internal doors with quality ironmongery
- Recessed energy efficient LED downlighting to kitchen, WC, bathroom and ensuite
- Comprehensive range of electrical sockets with x1 USB connections fitted to the lounge, kitchen, sunroom and master bedroom
- TV connections to lounge, kitchen / dining, all bedrooms and sunroom (where applicable)
- Smoke, heat and carbon monoxide detectors
- Certified Burglar alarm

EXTERNAL FEATURES

- Facing brick to front elevation of some houses with a 600mm return to both sides
- Roughcast render to all garages, render houses and all other elevations as per CGIs
- Grey uPVC windows and doors to all houses and garages outside, white pvc inside
- Plaster Bands and Recon Stone arches to around front doors
- Flat Anthracite concrete roof tiles to houses and garages with complementary ridges
- Uninsulated manual roller doors to all garages
- In Roof 2.4kW Solar PV Installation to each house
- Electric car charging point available as an optional extra
- Feature external lighting to front door
- External lighting to sunroom and garage door
- Solar panels included

WARRANTY

- NHBC 10 year home warranty

SITE 2



The Property Comprises:

Ground Floor

ENTRANCE HALL:

LOUNGE: 16' 11" x 12' 5" (5.16m x 3.78m)

KITCHEN / DINING: 19' 7" x 11' 3" (5.97m x 3.43m)

LIVING: 19' 7" x 10' 2" (5.97m x 3.1m)

UTILITY ROOM: 12' 5" x 5' 2" (3.78m x 1.57m)

CLOAKROOM WC:





First Floor

PRINCIPAL BEDROOM: 13' 7" x 9' 2" (4.14m x 2.79m)

ENSUITE SHOWER ROOM: 9' 2" x 3' 11" (2.79m x 1.19m)

BEDROOM (2): 14' 8" x 9' 2" (4.47m x 2.79m)

BEDROOM (3): 10' 1" x 8' 1" (3.07m x 2.46m)

BEDROOM (4): 10' 1" x 8' 4" (3.07m x 2.54m)

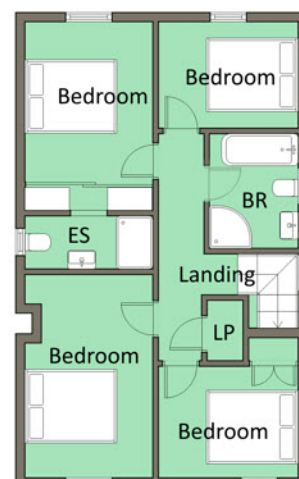
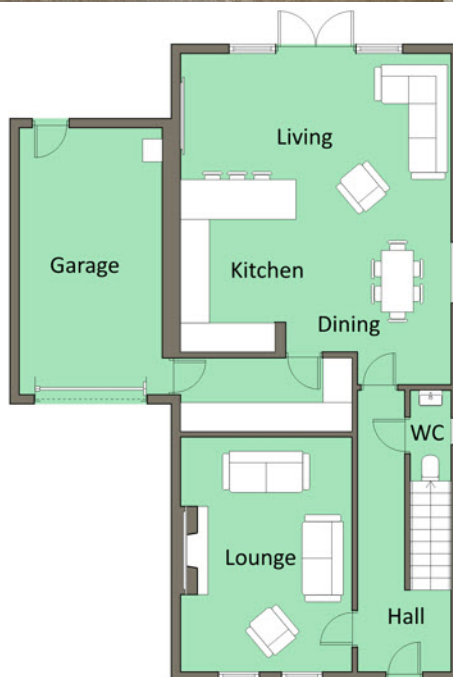
BATHROOM: 8' 2" x 6' 5" (2.49m x 1.96m)





Outside

GARAGE:



SITE 3



The Property Comprises:

Ground Floor

ENTRANCE HALL:

LOUNGE: 16' 11" x 12' 5" (5.16m x 3.78m)

KITCHEN / DINING: 19' 7" x 11' 3" (5.97m x 3.43m)

LIVING: 19' 7" x 10' 2" (5.97m x 3.1m)

UTILITY ROOM: 12' 5" x 5' 2" (3.78m x 1.57m)

CLOAKROOM WC:





First Floor

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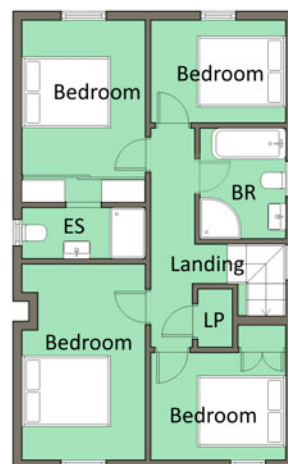
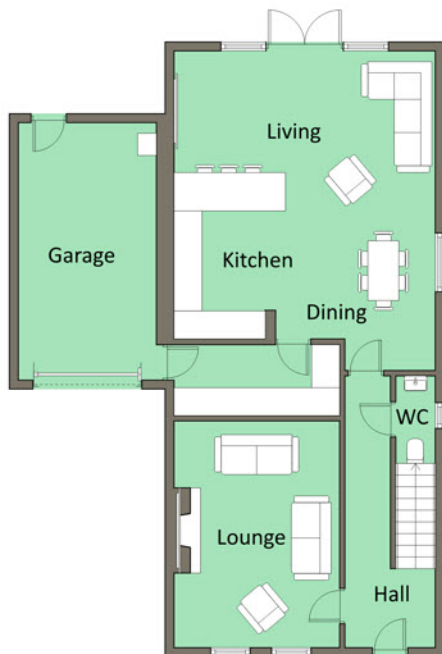
BEDROOM (4): 10' 1" x 8' 4" (3.07m x 2.54m)

BATHROOM: 8' 2" x 6' 5" (2.49m x 1.96m)



Outside

GARAGE:





**Site
Layout**

*Bangor Grammar
Playing Fields*

**Gransha
Lane**



Location:

Leaving Bangor proceed along the Gransha Road past the roundabout and after the Filling Station on the right hand side is Gransha Lane.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.