



Conveniently located just off the Old Dundonald Road in Dundonald close to a host of local amenities such as the Ulster Hospital, Northern Ireland Civil Service and East Point Entertainment Village, this property also offers excellent transport links for Newtownards, Comber and East Belfast. David Lloyds Leisure Club is within walking distance as well as a host of shops and restaurants in Dundonald village.

Immaculately presented throughout, this deceptively spacious detached villa offers excellent accommodation and is set on a generous site. Comprising of a spacious living, kitchen open plan to sunroom and three bedrooms, the accommodation will suit a range of different needs. Of note is the generous rear garden in lawn, with patio seating area, garage, old stable and greenhouse, ideal for any budding gardeners.

With a shortage of well-presented detached homes in the area under the £300,000 threshold, this property will appeal to an array of perspective purchasers.

Offers Over  
£285,000

47 Gransha Road,  
Dundonald,  
BELFAST,  
BT16 2HB

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Beautifully presented detached family home
- Lounge with feature fireplace
- Bespoke kitchen with range of built in appliances
- Separate utility room with WC
- Sunroom with French doors to rear patio
- Three bedrooms
- Modern family bathroom
- Generous parking area to front/Garage to rear
- Private and enclosed rear garden in lawn with storage room and greenhouse
- Gas central heating/uPVC Double Glazing
- A few minutes' drive from local shops, schools, David Lloyd Leisure Club and East Point Entertainment Village



The Property Comprises:

Ground Floor

uPVC glazed front door to:

ENTRANCE PORCH: Tiled floor, glazed door to:

ENTRANCE HALL: Engineered laminate wood effect floor.



LIVING ROOM: 11' 11" x 11' 8" (3.63m x 3.56m) Laminate wood effect floor, feature fireplace with tiled hearth, cornice ceiling. Low voltage spotlights.



UTILITY ROOM: 8' 0" x 7' 9" (2.44m x 2.36m) Plumbed for washing machine, high and low level storage, glazed uPVC door to rear.

WC: Low flush wc, sink unit.

KITCHEN: 11' 7" x 10' 3" (3.53m x 3.12m) Modern fitted kitchen with range of high and low level units, one and a half bowl stainless steel sink unit, 5 ring induction hob, extractor canopy, integrated dishwasher. Double electric oven, part tiled walls, low voltage spotlights. Laminate wood effect floor. Open to:



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SUN ROOM: 12' 9" x 9' 6" (3.89m x 2.9m) Laminate wood effect floor, uPVC glazed double doors to rear.





## First Floor

LANDING: Access to floored roofspace via Slingsby ladder.

BEDROOM (1): 11' 9" x 10' 4" (3.58m x 3.15m)



BEDROOM (2): 11' 4" x 10' 2" (3.45m x 3.1m)



BEDROOM (3): 7' 10" x 7' 11" (2.39m x 2.41m) Built-in robe.



BATHROOM: White suite comprising low flush wc, vanity sink unit, panelled bath with telephone hand shower and overhead electric shower, part tiled walls, low voltage spotlights.





## Outside

FRONT: Tarmac driveway with parking.

REAR: Private and enclosed rear garden in lawn with mature trees and shrubs. Patio seating area with further raised patio seating area. Old stable used for storage, greenhouse, tap and light.

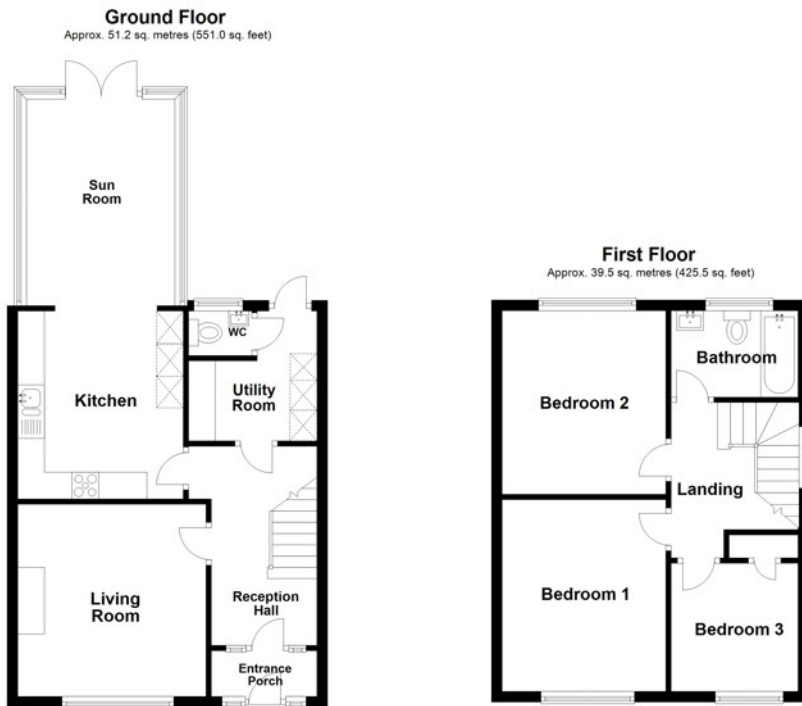
GARAGE: Up and over door.





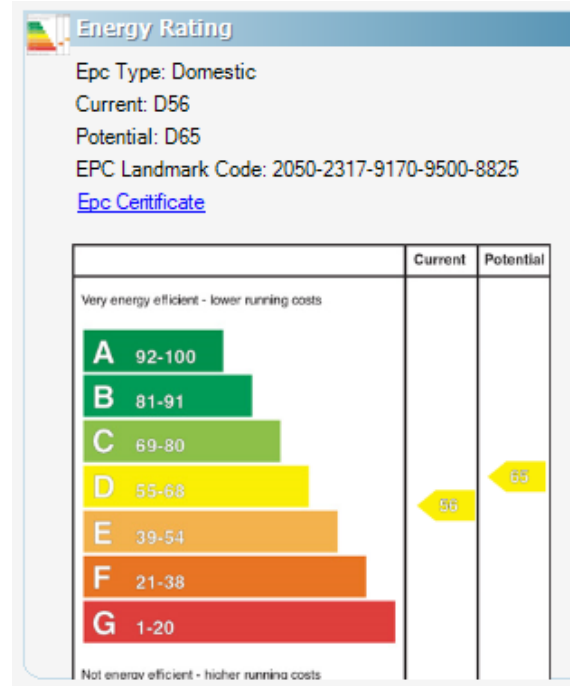
Location:

Turn off the Old Dundonald Road in to Gransha Road. Number 47 is on the right hand side.



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

47 Gransha Road, Belfast



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