

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**27 GRAHAMS BRIDGE ROAD, DUNDONALD,
BT16 2DB**

OFFERS AROUND £280,000

A deceptively spacious extended detached bungalow offering four bedrooms and three reception rooms, including a recently fitted kitchen, detached garage and mature gardens, in the popular Dundonald area close to many local amenities including Ulster hospital.

The accommodation comprises of generous entrance hall with ceramic tiled flooring, lounge and living room; lounge with attractive fireplace, wood flooring and bay window, and living room with staircase to master suite and shower room upstairs. Recently fitted attractive kitchen with integrated appliances, built-in larders with pull-out drawers, partly tiled walls and ceramic tiled flooring, leading to excellent dining area/snug with an additional range of built-in larders, multi-fuel stove, vaulted ceilings, ceramic tiled flooring and patio doors to rear garden.

Bedroom one, two and three (currently set up as a study) are on the ground floor, all with attractive wood flooring, and bedroom two including patio doors to garden. Furthermore, the ground floor includes a bathroom comprising of white suite with electric shower over bath, and separate WC, both with fully tiled walls and ceramic tiled flooring. The master suite on the first floor includes a separate shower room comprising of built-in shower cubicle, partly tiled walls and ceramic tiled flooring.

This property offers superb accommodation with many additional features including security alarm system, recessed spotlighting, attractive wood flooring, and generous driveway with mature gardens and detached garage. Ideal family accommodation or mature couple wanting to downsize to a bungalow in a great area, convenient to many local amenities. View now to appreciate what is on offer.



Key Features

- Deceptively Spacious Extended Detached Bungalow In A Popular Location
- Modern Kitchen With Integrated Appliances And Ceramic Tiled Flooring
- Ground Floor Bathroom With Tiled Flooring, And Shower Room On First Floor
- Generous Driveway, Detached Garage And Mature Gardens To Front & Rear
- Three Reception Rooms, Including Living Room, Lounge And Dining Room
- Four Bedrooms, Three On The Ground Floor And One On The First Floor
- Oil Fired Central Heating System, uPVC Double Glazing & Security Alarm System
- Convenient Location Close To A Range Of Local Shops And Amenities



Accommodation Comprises

Entrance Porch

Tiled floor.

Entrance Hall

Ceramic tiled floor.

Lounge

15'5 x 12'4

(into bay) Cast iron fireplace with carved wooden surround and tiled hearth. Engineered wood flooring.

Bedroom 1

12'3 x 10'6

(into bay) Wall mounted cast iron fireplace with electric fire. Wood strip Oak flooring.

Living Room

13'0 x 12'3

(into bay) Hot press and storage under stairs. Solid Oak wood flooring. Staircase to first floor.

Kitchen

10'8 x 9'8

Modern range of high and low level units, marble effect work surfaces, inset single drainer ceramic sink unit with mixer tap, space for gas range cooker, extractor hood, integrated fridge/freezer, built-in larder with pull-out drawers, plumbing for washing machine, plumbing for dishwasher, part tiled walls, ceramic tiled flooring, recessed spotlighting. Two Velux windows. Leading to:

Dining/Snug

13'1 x 11'3

Including range of built-in larders with pull-out drawers, wood burning stove, vaulted ceiling with recessed spotlighting, ceramic tiled flooring, two velux windows. Patio doors to rear garden.

Bedroom 2

12'3 x 10'9

(at widest point) Solid wood strip flooring. Patio doors to garden.

Bedroom 3/Study

8'5 x 7'3

(at widest point) Solid wood strip flooring.

Bathroom

White suite comprising panelled bath with mixer tap, telephone shower and electric shower, pedestal wash hand basin, fully tiled walls, ceramic tiled flooring, recessed spotlighting. Extractor fan.

Separate WC

High flush WC, fully tiled walls, ceramic tiled flooring, recessed spotlighting, extractor fan.

First Floor

Landing

Velux window, Recessed spotlighting.

Master Suite

13'7 x 9'6

(into dormer window) Recessed spotlighting.

Shower Room

White suite comprising built-in shower cubicle with electric shower and tiled walls, pedestal wash hand basin, low flush WC. Part tiled walls. Recessed spotlighting. Ceramic tiled flooring. Two velux windows. Eave storage.

Outside

Front garden with lawn, flowerbeds and hedge. Tarmac driveway to front and side plus car parking space at roadside. Enclosed rear garden with lawn, patio, garden pond and mature trees and shrubs, outside tap.

Detached Garage

18'6 x 9'3

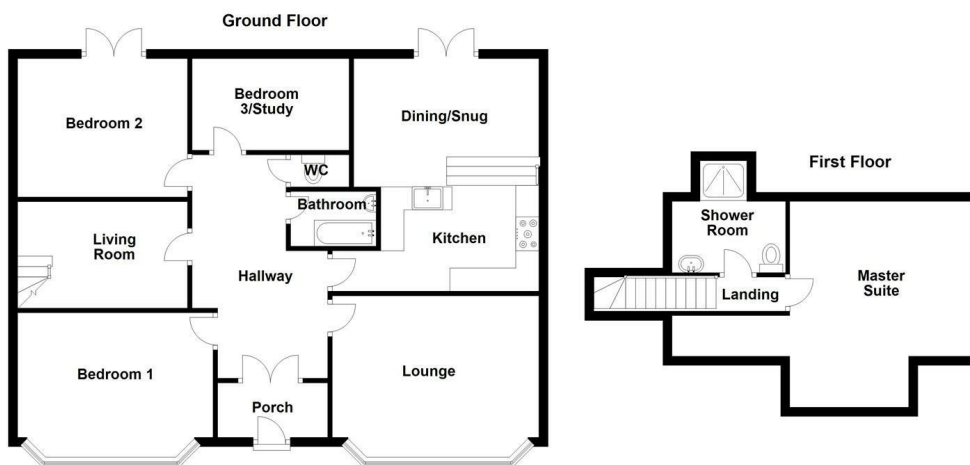
Light and power. Oil fired boiler. Roller shutter door.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 41 | 63 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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