

simon**BRIEN**
RESIDENTIAL

20 Gransha Chase,
Dundonald, BT16 2FE



Asking Price £235,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Stylish Two Storey Semi Detached House In A Small Cul-De-Sac Development
- Living Room With Cast Iron Stove
- Large Professionally Landscaped, Low Maintenance Rear Garden Which Enjoys The Sunshine Throughout The Day
- PVC Facia & Soffits
- Fitted Kitchen With Dining Area
- Utility Room
- Ground floor Cloakroom with WC
- Contemporary White Bathroom Suite
- Three Good Sized Bedrooms (one with ensuite shower room)
- Parking For Two Cars
- Gas Fired Central Heating
- Double Glazed Windows

SUMMARY

This particular semi-detached house offers well-appointed accommodation suitable for a number of differing requirements.

'Gransha Chase' is convenient to so many amenities including the David Lloyd Centre, Dundonald, International Ice Bowl, Eastpoint Entertainment Village, the Comber Greenway, Ulster Hospital, Stormont Estate, Parliament Buildings and Park. 'George Best' City Airport is only 15 minutes away by car. Dundonald and Brooklands Primary Schools, as well as a number of leading grammar and secondary schools are all easily accessible.

The layout comprises of an entrance hall, living room with feature wood burning stove, modern fitted kitchen with integrated appliances, dining area and utility room. On the first floor, there are three well proportioned bedrooms (main bedroom with ensuite shower room) and main bathroom in contemporary white suite.

Outside there is a garden to the front, parking to the side and an enclosed rear garden

ACCOMMODATION

GROUND FLOOR

Entrance door.



ENTRANCE HALL:

Ceramic tiled floor, under stairs storage.



CLOAKROOM:

Low flush WC, pedestal wash hand basin with mixer taps, ceramic tiled floor.



LIVING ROOM:
15' 0" x 13' 2" (4.57m x 4.01m)

Cast iron wood burning stove, spotlights.



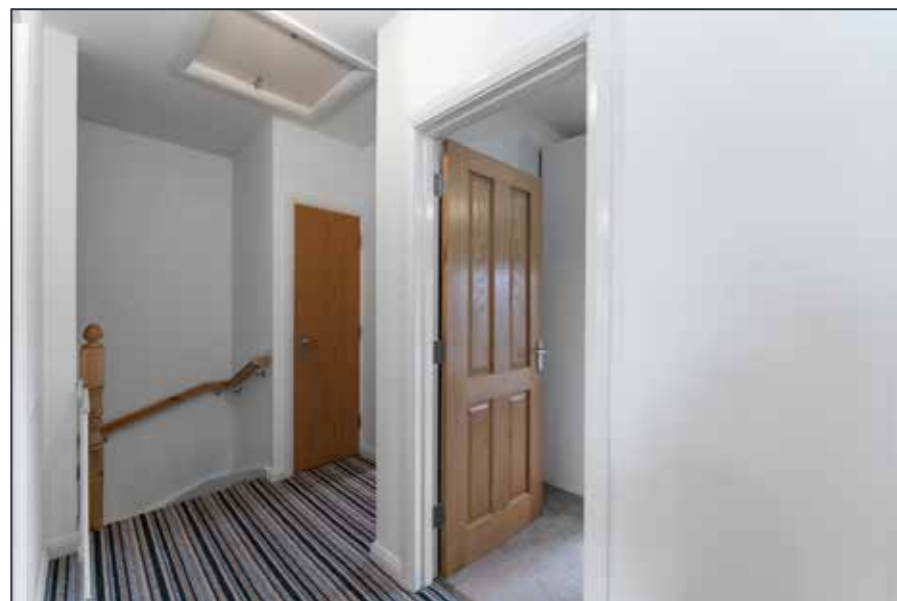
KITCHEN WITH CASUAL DINING AREA:
13' 1" x 10' 5" (3.99m x 3.18m)

Full range of high and low level units and under oven, stainless steel extractor over, stainless steel single drainer sink unit with mixer taps, dishwasher, fridge freezer, ceramic tiled floor, French double doors to rear.



UTILITY ROOM:
8' 5" x 7' 3" (2.57m x 2.21m)

Full range of high and low level units, plumbed for washing machine, gas boiler, rear door, ceramic tiled floor.



FIRST FLOOR

LANDING:

Access to linen cupboard, access to



roofspace.

BEDROOM (1):



13' 2" x 10' 5" (4.01m x 3.18m)

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle, overhead rain shower, low flush WC, vanity sink unit



with mixer taps, ceramic tiled floor.

BEDROOM (2):

10' 4" x 8' 10" (3.15m x 2.69m)



BEDROOM (3):

10' 5" x 6' 5" (3.18m x 1.96m)

Extending to 10'3"

BATHROOM:

White suite comprising: panelled bath with mixer taps, low flush WC, pedestal wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor.

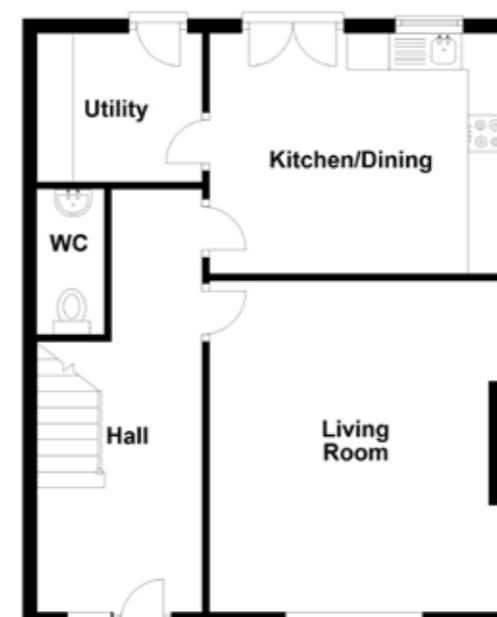


OUTSIDE

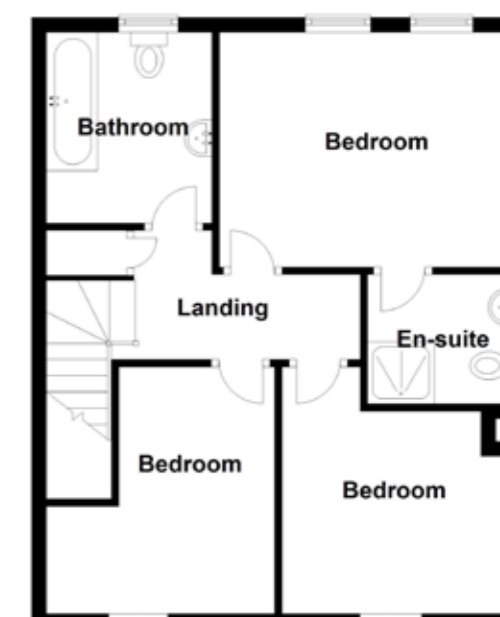
Outside to the rear is a paved patio area and garden. Two designated parking spaces.

Rates: £1171.24

Ground Floor



First Floor



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

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Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/B/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9555-0638-6520-9959-3992

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