



Constructed only 7 years ago, this stunning contemporary detached home is ideally tucked away on the Gransha Road in an exclusive development of only four homes. Within a few minutes drive an array of facilities including David Lloyd, East Point Entertainment Village and local primary schools. Ballyhackamore village and Stormont Estate are also less than 3 miles away.

The deceptively spacious accommodation in brief comprises of lounge, impressive kitchen/dining/living area and separate utility to the ground floor. There are four bedrooms, principal with ensuite. Externally the property benefits from garage and delightful rear garden in lawn.

With an impeccable standard of finish throughout, this delightful property will appeal to those with a busy family life who wish to simply move in their furniture and enjoy their new home.

Offers Over
£385,000

46A Gransha Road,
Dundonald,
BELFAST,
BT16 2HD

Viewing by
appointment with
& through agent
028 9065 0000

- Contemporary detached family home within exclusive development
- Lounge with feature wood burning stove
- Kitchen with range of built in appliances open plan to dining area
- Sunroom with access to rear garden
- Separate Utility room with access to side
- Four well proportioned bedrooms, principal with ensuite
- Family bathroom/Ground floor WC
- Driveway parking leading to garage
- Gas central heating/Alarm system/NEST doorbell and thermostat system
- Additional visitor parking space/Pod point electric charger
- Enclosed rear garden in lawn with patio seating area
- Only a few minutes drive from an array of leisure facilities, restaurants and local primary schools

The Property Comprises:

Ground Floor

Front door to:

ENTRANCE HALL: Tiled floor.

DOWNSTAIRS W.C. White suite comprising ; wash hand basin, low flush WC, tiled floor.

LOUNGE: 17' 0" x 13' 7" (5.18m x 4.14m) (into bay) Wood effect tiled floor, wood burning stove.



KITCHEN/DINING: 20' 5" x 14' 7" (6.22m x 4.44m) Modern fitted kitchen with range of high and low level units, Smeg gas hob, stainless steel extractor hood, electric oven, integrated fridge/freezer, integrated dishwasher, stainless steel single drainer sink unit, tiled floor, breakfast bar area, low voltage spotlights.



UTILITY ROOM: 8' 6" x 5' 3" (2.59m x 1.6m) Plumbed for washing machine, stainless steel single drainer sink unit, tiled floor, gas boiler cupboard, door to side.



First Floor

Access to roofspace via slingsby style ladder. shelved storage cupboard.

PRINCIPAL BEDROOM: 12' 1" x 10' 2" (3.68m x 3.1m)

EN SUITE: 8' 4" x 4' 3" (2.54m x 1.3m) White suite comprising: Wash hand basin, low flush WC,



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



BEDROOM (3): 15' 3" x 8' 9" (4.65m x 2.67m)



BEDROOM (4): 11' 2" x 8' 0" (3.4m x 2.44m)



BATHROOM: Chrome heated towel rail, low flush WC, fully tiled shower cubicle, panelled bath with mixer tap, wash hand basin.



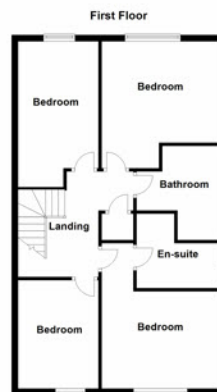
Outside

GARAGE: 19' 7" x 9' 8" (5.97m x 2.95m) Up and over door, light and power.

FRONT: Manicured lawn. Bitmac driveway leading to garage. Pod point electric car charger

REAR: Garden in lawn with patio seating area (garden to be extended by 3m's). Boundary fencing.





Location:

Turn right off the Old Dundonald Road onto the Gransha Road. Head up the hill and No 46a is down private laneway on left, just after Wanstead Road.



Belfast Branches

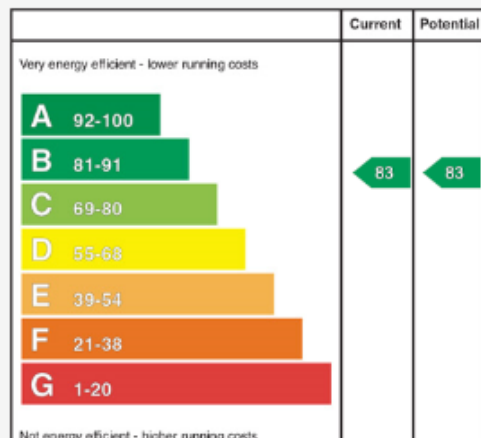
Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com

Epc Type: Domestic
 Current: B83
 Potential: B83
 EPC Landmark Code: 0174-3908-0468-9108-6785
[Epc Certificate](#)



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