



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

12A, Gransha Chase,
Dundonald,
Belfast,
County Down, BT16

Asking Price: £157,500

 Reeds Rains

reedsrains.co.uk

12A, Gransha Chase, Dundonald, Belfast, County Down, BT16

Asking Price: £157,500

EPC Rating: C

We are delighted to present to the open market this well presented second floor apartment, positioned within this highly regarded residential development.

Internally the property has been finished to a high standard throughout by its present vendor and offers bright and spacious accommodation comprising two generous bedrooms master with ensuite shower room, spacious lounge with ample dining area open plan to modern fitted kitchen and bathroom with white suite. Further benefits include gas central heating and double glazed windows. Externally there is well tended communal gardens with a designated car parking space plus additional visitors car parking.

This apartment is located within walking distance of the increasingly popular Comber Road and its wide range of day to day amenities. Public transport links for city commuting, Eastpoint entertainment village and the Ulster Hospital are all easily accessible.

This property we have no doubt will create an immediate interest on today's market. Ideally suitable for young professional or investor alike. Early internal appraisal is strongly recommended to avoid disappointment.

Accommodation

Communal front door, stairs to second to floor. Apartment front door,

Spacious Lounge With Dining Area

18'9" x 15'7" (5.72m x 4.75m)

Recessed spotlights, intercom, ample dining

area, double glazed French doors to Juliet balcony.

Open to kitchen.

Modern Fitted Kitchen

9'4" x 7'8" (2.84m x 2.34m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, ceramic tiled floor, built in oven and four ring ceramic hob, stainless steel chimney extractor fan, gas boiler, integrated fridge freezer, integrated dishwasher.

Inner Hallway

Access to roof space.

Master Bedroom

13' x 9'2" (3.96m x 2.8m)

Ensuite Shower Room

White suite, fully tiled built in shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps and tiled splash back, dual flush close coupled WC, recessed spotlights, extractor fan.

Bedroom Two

13'4" x 9'8" (4.06m x 2.95m)

Bathroom

White suite, panelled bath with mixer taps, thermostatically controlled shower, tiled splash back, ceramic tiled floor, pedestal wash hand basin with mixer taps and tiled splash back, recessed spotlights, dual flush close coupled WC, extractor fan, airing cupboard plumbed for washing machine.

Outside

designated car parking for one car, plus additional visitors car parking. Communal gardens in lawns.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmonee Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.