

simon**BRIEN**
RESIDENTIAL

48 Gransha Road
Dundonald, BT16 2HD



Asking Price £395,000

Telephone 02890 595555
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KEY FEATURES

- Extensively Refurbished Detached Property
- Four Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Generous Living Room/Dining Room With French Doors To Rear Garden
- Stunning Fitted Kitchen Open To Family Room
- Contemporary White Bathroom Suite
- Gas Fired Central Heating (Boiler Recently Replaced)
- Recently Installed uPVC Double Glazed Window Frames
- Ample Secure Off-Street Parking
- Attached Garage With Workshop
- Games Room/Office
- Landscaped Gardens To Front / Rear With Decked Patio Area
- Garden Room
- Excellent Location, Close To Schools, Public Transport Links, Ulster Hospital & Dundonald Omni Park

SUMMARY

This immaculately presented property has been carefully renovated to offer flexible and spacious accommodation with a high standard of fixtures and fittings throughout.

The property layout comprises an entrance hall with built in storage, living room/dining area leading onto the patio area, open plan fitted kitchen with a stylish range of units and fitted appliances, contemporary bathroom in white suite and two bedrooms on the ground floor.

On the first floor, there are two further bedrooms - one of which has an ensuite shower room.

Outside, the kitchen and living rooms both open onto an entertainment sized patio, which leads to a games room/office through to attached garage/workshop.

Within the landscaped rear garden is a spacious garden room. To the front, there is ample secure, off-street parking and garden in lawn with shrub beds.

Located close to the Upper Newtownards Road there are excellent transport links to East Belfast and the City Centre. Closer amenities include The Ulster Hospital, David Lloyd Leisure Centre, and Dundonald Omni Park with a variety of restaurants on offer.

This tastefully finished home will appeal to a range of buyers, from those seeking to downsize to families seeking a spacious home with abundant accommodation.



GROUND FLOOR

ENTRANCE HALL:

Composite front door, doubled glazed inset and side panels to entrance hall with solid wood floor, understairs storage cupboard and built in cupboard



OPEN PLAN LIVING/KITCHEN: 25' 5" x 13' 10" (7.75m x 4.22m)

Excellent range of high and low level units, sink unit with mixer tap, part tiled walls, granite worktops, 4 ring electric hob and extractor fan, double oven, integrated dishwasher, solid wood floor





BATHROOM:

White suite comprising, panelled bath with mixer taps, ceramic tiled floor, push button WC, wash hand basin, ceramic tiled floor, spotlights



FIRST FLOOR

BEDROOM (2):
13' 8" x 10' 10" (4.17m x 3.3m)



DINING ROOM:

30' 0" x 10' 0" (9.14m x 3.05m)

Solid wood floor, double glazed French doors to patio



BEDROOM (1):
13' 6" x 12' 8" (4.11m x 3.86m)

Solid wood floor

BEDROOM (4):
8' 8" x 8' 0" (2.64m x 2.44m)



BEDROOM (3):
14' 5" x 10' 9" (4.39m x 3.28m)

To Bay



ENSUITE:

White suite comprising, fully tiled shower cubicle, pedestal wash hand basin with mixer tap, push button WC, part tiled wall, ceramic tiled floor, spotlights



GARAGE:
20' 10" x 18' 1" (6.35m x 5.51m)

GAMES ROOM:
20' 6" x 18' 0" (6.25m x 5.49m)

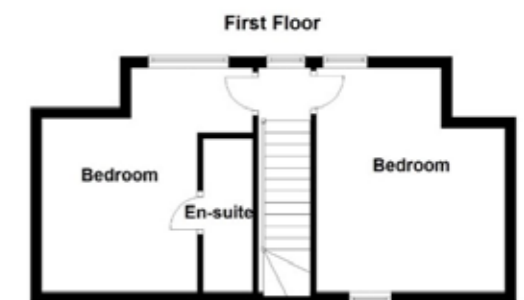
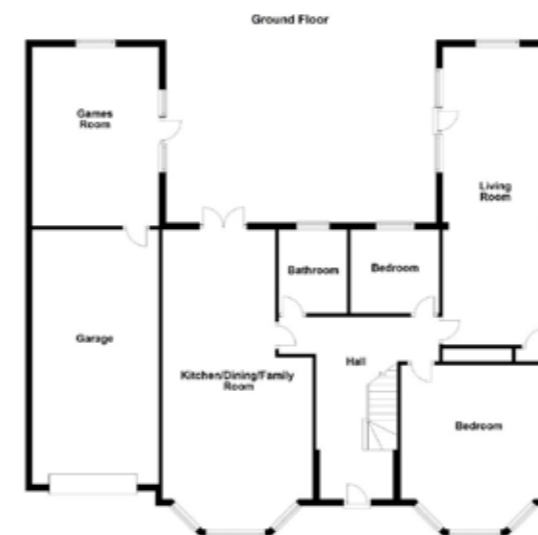
Solid wood floor

GARDEN ROOM:
20' 2" x 12' 2" (6.15m x 3.71m)

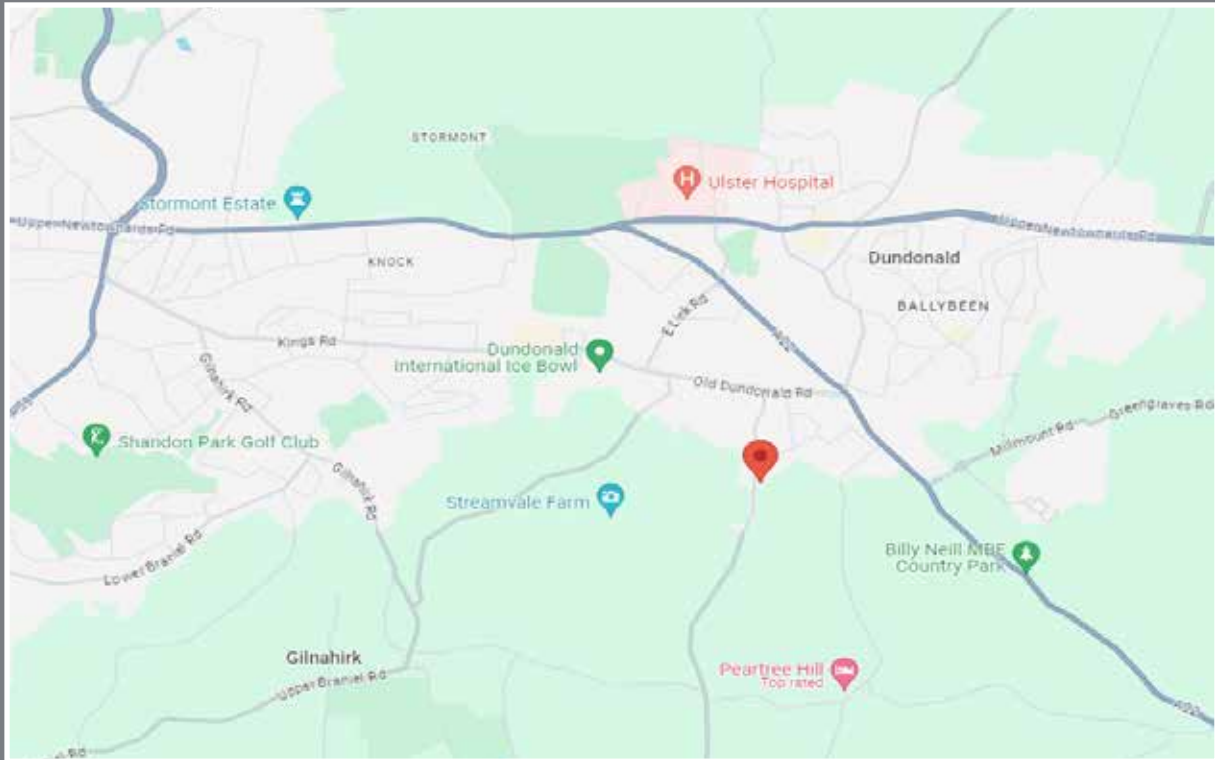


OUTSIDE

Rear with paved patio leading to garden in lawn with shrub beds, hedging and trees. Outside tap and light. Front driveway in loose pebbles, garden in lawn.



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: JD/G/24/MB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9469-7017-0262-6788-1934

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