

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



2 GRANSHA WOOD, DUNDONALD, BT16 2FG

OFFERS AROUND £189,950

A deceptively spacious, beautifully presented town house, built in 2014, offering three good sized bedrooms within the popular Old Dundonald Road. This successful development offers attractive properties with a high level of finish and in the case of 2 Gransha Wood, an excellent sized enclosed rear garden in lawn and patio.

Comprising generous lounge with double doors opening to spacious, bright kitchen/dining area including luxury range of 'white gloss' units and integrated appliances. Furthermore, the ground floor offers utility space to the rear and ground floor toilet suite, all with porcelain tile flooring.

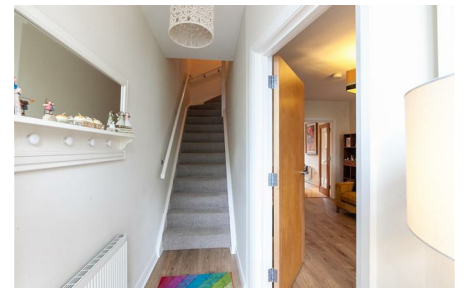
The first floor offers three good sized bedrooms and modern white bathroom suite with bath and separate shower cubicle. The first floor also includes access to a fully floored roofspace to provide good storage space overall.

An excellent property within close proximity to the vast array of amenities on offer in Dundonald Village.



Key Features

- Beautifully Presented, Deceptively Spacious Modern Townhouse
- Modern Kitchen With Range Of Integrated Appliances & Porcelain Tile Flooring
- Three Good Sized Bedrooms, One With Full Length Range Of Built In Robes
- Large Enclosed Rear Garden With Lawn And Communal Parking To Front
- Generous Lounge With Double Doors To Bright, Spacious Dining Kitchen
- Excellent White Bathroom Suite On First Floor, Ground Floor Toilet Suite
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Convenient Location To Dundonald Village And East Point Entertainment Village



Accommodation

Comprises:

Entrance Hall

Lounge

17'4" x 10'2"

(at widest points). Cupboard under stairs.

Double Doors To:

Kitchen / Dining Area

13'3" x 13'6"

Luxury range of high and low level 'white gloss' units, wood effect laminate work surface, inset one and one quarter bowl single drainer stainless steel sink unit with mixer taps, built in under oven, gas hob, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, recessed spotlighting, partly tiled walls and porcelain tile flooring.

Utility

Integrated washing machine with wood effect work surface, cupboard with gas fired boiler and porcelain tile flooring.

Downstairs WC

White suite comprising semi pedestal wash hand basin with mixer taps, low flush wc, extractor fan and porcelain tile flooring.

First Floor

Landing

Linen cupboard and access to fully floored roofspace.

Bedroom 1

10'9" x 10'2"

(at widest points). Full range of built in robes with two sets of double doors.

Bedroom 2

12'1" x 6'5"

Bedroom 3

8'3" x 6'6"

Bathroom

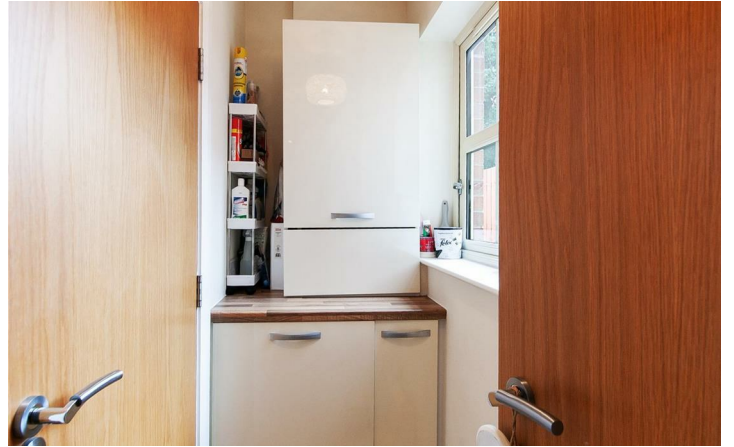
Modern white suite comprising panelled bath with mixer taps, telephone handle shower, tiled splash back, walk in shower cubicle with built in shower, tiled walls, sliding shower doors, semi pedestal wash hand basin with mixer taps, tiled splash back, low flush wc, extractor fan, recessed spotlighting and ceramic tile flooring.

Outside

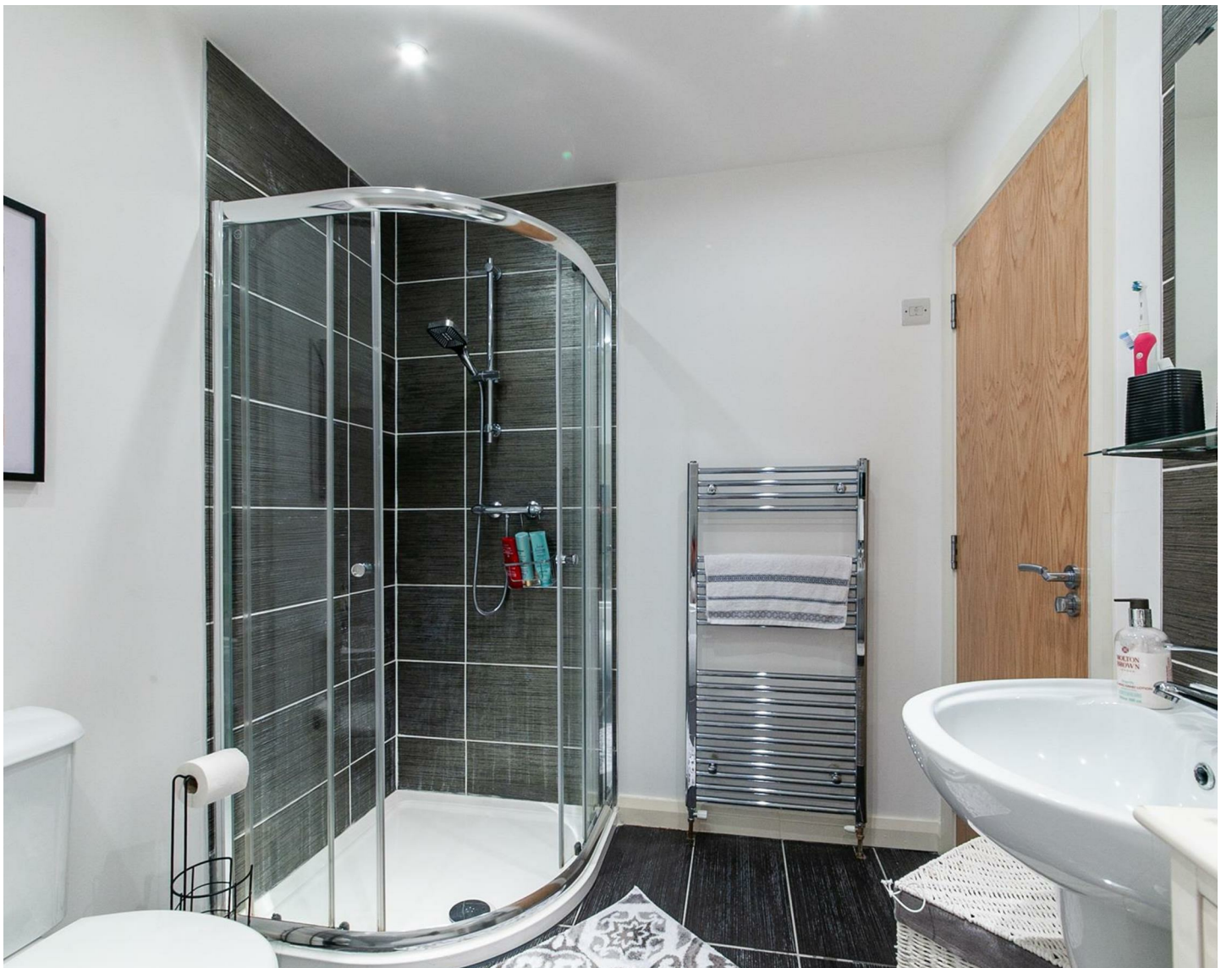
Enclosed rear garden with paved patio area, good sized lawn, access for bins at rear and outside tap.

Additional Information

Management fee: £280 per annum. (Includes general maintenance of common area and grass cutting).



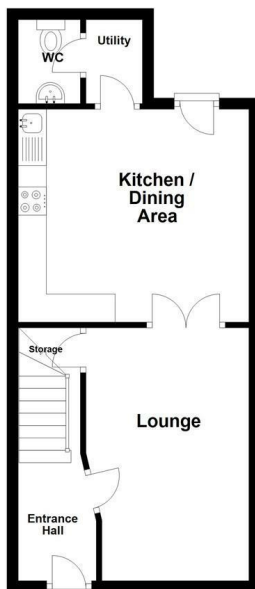




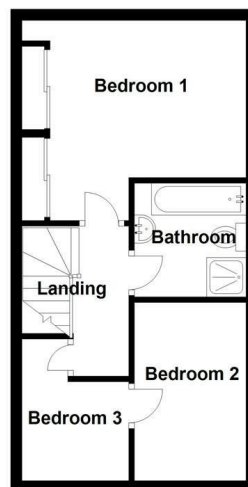




Ground Floor



First Floor



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	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(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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028 9127 1185

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CAUSEWAY COAST
0800 644 4432

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028 9181 1444

RENTAL DIVISION
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