



A beautifully finished and immaculately presented townhouse occupying a quiet position within Old Church Square development conveniently located just off the Grahamsbridge Road.

Built circa 2013 the property has been meticulously well maintained throughout - With no expense spared, the property has undergone further improvements and upgrades over the past 12 months. To name just a few; Glacier water filtration system, new bathroom and external doors, landscaping and decorating throughout. The well-appointed layout comprises hallway, ground floor cloaks WC, living room and contemporary navy kitchen adorned with brass handles equipped with a range of appliances plus a separate utility. On the first floor are three bedrooms – the third of which is currently utilised as a walk-in dressing room with built-in robe but could also be a study, plus luxury bathroom. Externally, the property offers 2 allocated parking bays and a private west facing rear garden.

Conveniently located along the Grahamsbridge Road, the property is within close proximity to Dundonald which offers a range of amenities including various shops, cafes, woodland walks at Stormont Estate plus the Ulster Hospital. The location offers ease of access to Belfast via arterial routes along with excellent public transport services such as the Glider. We highly recommend internal viewing to fully appreciate all this stunning home has to offer.

Offers Around
£195,000

30 Old Church Square,
Dundonald,
BELFAST,
BT16 2FD

Viewing by
appointment
through agent
028 9042 4747



- A beautifully finished and immaculately presented townhouse
- Quiet position with the Old Church Square development
- Built circa 2013 and meticulously well maintained throughout
- Living Room
- Contemporary navy kitchen with brass handles and range of appliances
- Utility room
- Cloaks WC
- Three bedrooms
- (Bed 3 currently utilised as a walk in dressing room with bespoke built in robe)
- Luxury bathroom
- Roofspace with light
- Gas fired central heating
- uPVC frame double glazed
- Fibre optic broadband
- Glacier water filtration system
- Two allocated parking spaces
- Enclosed and landscaped private west facing rear garden
- Conveniently located just off the Grahamsbridge Road
- Within proximity to local shops, amenities, and transportation routes to Belfast City Centre

The Property Comprises:

Ground Floor

Composite front door.



LIVING ROOM: 16' 5" x 11' 6" (5m x 3.5m) Laminate oak effect laminate wooden floor, low voltage spotlights.



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www.templetonrobinson.com

INNER HALLWAY:

DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin with mixer taps and marble splashback.

KITCHEN: 12' 2" x 9' 10" (3.7m x 3m) Contemporary navy kitchen with brass handles, stainless steel one and a half bowl sink unit with drainer and mixer tap, tiled splashback laminate work top, concealed lighting, built-in appliances to include Indesit electric oven, Lamona four ring ceramic hob, built-in fridge/freezer, plumbed for dishwasher, uPVC double glazed door to exterior.



UTILITY ROOM: 7' 10" x 2' 11" (2.4m x 0.9m) Plumbed for washing machine, light and power.



First Floor

LANDING: Access to roofspace with light.



BEDROOM (1): 9' 10" x 9' 6" (3m x 2.9m) Built-in robe.



BEDROOM (2): 11' 6" x 7' 10" (3.5m x 2.4m)



BEDROOM (3): 7' 10" x 7' 10" (2.4m x 2.4m) Feature arch window. Wall-to-wall range of bespoke built-in robes.



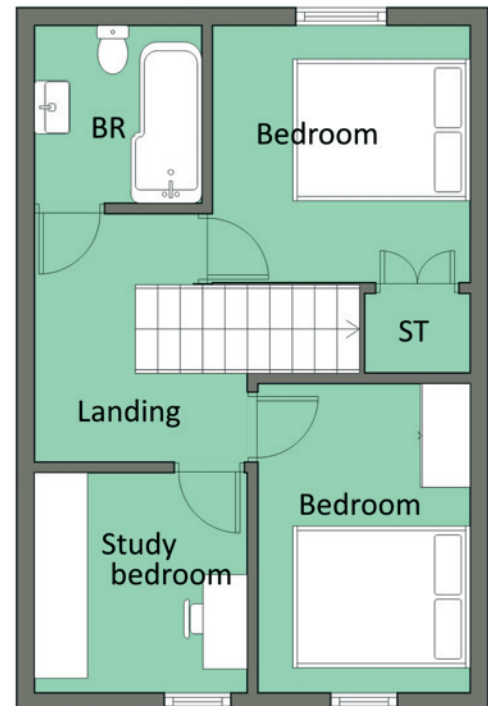
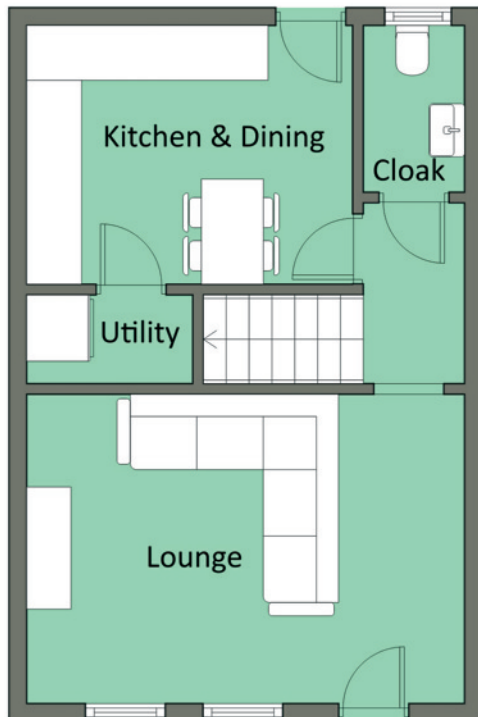
BATHROOM: Luxury white bathroom suite comprising p-shaped bath with mixer tap and mains shower over, wash hand basin with mixer tap and low level drawer, low flush wc, wired LED mirror, heated towel rail, Velux window, extractor fan, wood effect ceramic tiled floor.



Outside

Two allocated parking spaces.

Enclosed, landscaped, notably private, west-facing rear garden. Paved patio leading to lawn bordered by fencing.





Location:

Travelling out of Belfast along the Comber Road, continue through the Esat Link Road traffic light junction. Turn left onto Grahamsbridge Road. Old Church Square is positioned on the left hand side.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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