

GERARD MCCLINTON  
ESTATE AGENT



13 Grand Prix Park, Dundonald, BT16 2BD

Offers in the region of £360,000









# 13 Grand Prix Park

Dundonald, BT16 2BD

- Extensively Renovated & Stunningly Presented Detached Home
- Electric Sliding Entrance Gate
- Stunning Sunroom with Cast Iron Stove & Double Doors to Garden
- Contemporary Family Shower Room
- Fixed Staircase to loft room
- Super Convenient Dundonald Location
- Luxurious Open Plan Living / Dining Room with Herringbone Flooring
- Modern White Fitted Kitchen Open to Sunroom
- 3 Well Proportioned Bedrooms
- Rear Garden with Low Maintenance Lawn, Patio and & Luxury Garden Cabin

The stunning property has undergone extensive renovations, resulting in a truly impressive and stylish home that is perfectly suited for modern family living. As you enter through the electric sliding gate, you are greeted by a stunning entrance hall featuring Amtico luxury tiled flooring and wood panelled walls. The spacious open plan living dining room boasts walnut herringbone flooring and double doors that lead to a remarkable sunroom. This sunroom offers an abundance of natural light, thanks to its extensive glazing, and is enhanced by the warmth and luxury provided by the cast iron wood burning "Morso" stove. From the sunroom, you can access the private, landscaped rear garden, which features a low maintenance artificial lawn and a paved area, ideal for entertaining. Additionally, the recently installed garden room adds a touch of luxury and versatility to the outdoor space. Moving to the first floor, you will find three well-proportioned bedrooms, two of which have full-length built-in robes, a stunning family shower room, and an extremely useful and already well utilised loft room.

Grand Prix Park is a highly sought-after cul de sac street located in Dundonald. It is known for its superb convenience and the rarity of properties becoming available for sale. It also provides residents with easy access to a wide range of amenities. Within close proximity, you will find the renowned David Lloyd gym, Dundonald Ice Bowl, and Omniplex, offering plenty of opportunities for fitness, entertainment, food and leisure activities. Additionally, Moat Park, local schools, the Ulster Hospital, and Knock Golf Club are all conveniently located and not forgetting the Comber Greenway is accessible from the top of the street. All of this means that residents have everything they need within easy reach.

\* For more properties and live offer updates on this one, remember to keep an eye on @belfastestateagent on Instagram \*



## Reception Hall

## Open Plan Living Dining Room

25'7" x 10'7" into bay (7.8 x 3.25 into bay)

## Sun Room

19'8" x 11'1" (6 x 3.4)

## Kitchen

18'4" x 9'8" (5.6 x 2.97)

## First Floor Landing

## Bedroom

14'5" x 9'6" into bay (4.4 x 2.9 into bay)

## Bedroom

10'9" x 10'2" (3.3 x 3.1)

## Bedroom

7'2" x 6'10" (2.2 x 2.1)

## Family Shower Room

7'2" x 7'2" (2.2 x 2.2)

## Loft Room

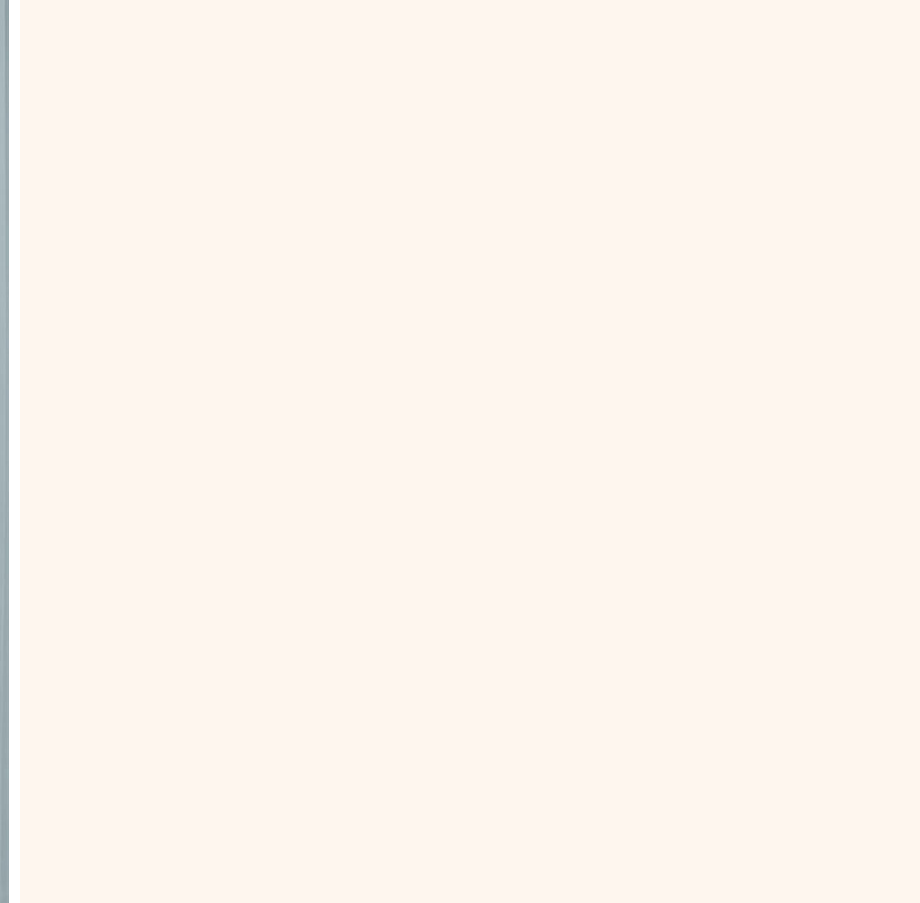
12'0" x 11'1" (3.67 x 3.4)

## Luxury Garden Room

20'0" x 10 (6.10m x 3.05m)

## Outside





## Directions







## Floor Plans



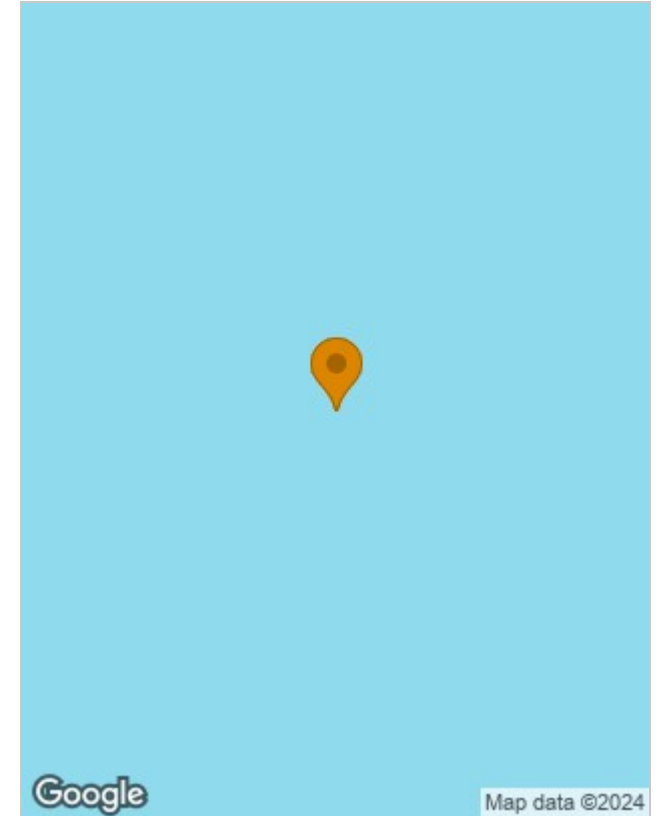
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: [info@gerardmclinton.co.uk](mailto:info@gerardmclinton.co.uk) <https://www.gerardmclinton.co.uk>

## Location Map



## Energy Performance Graph

