

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 GRANGEWOOD GROVE, BELFAST, BT16
1GF**

OFFERS AROUND £215,000

A well presented and recently updated semi detached property in the ever popular Grangewood development, in the heart of Dundonald and close to many amenities including the Ulster Hospital.

The accommodation comprises of entrance hall with tile effect laminate flooring, good size lounge with recessed spotlighting, and double doors to dining room. The dining room also includes recessed spot lighting, sliding patio doors to garden, and opens to a recently fitted kitchen, comprising attractive range of units with Quartz effect work tops, and integrated appliances.

The first floor offers three well proportioned bedrooms, and modern white shower room, including large walk in shower cubicle, fully tiled walls and recessed spot lighting. Other benefits include additional parking space to the front and side, leading to a large steel structure detached garage, offering fantastic storage space. Furthermore, a large enclosed rear garden with generous lawn, surrounding flower beds, overlooking an attractive back drop of the Craigantlet hills.

A great property for first time buyers or a family wanting to benefit from this attractive home, located within a cul de sac and set in a well established residential area close to a vast range of amenities.



Key Features

- A Beautifully Presented Semi Detached Home With Attractive Gardens
- Attractive Kitchen With Quartz Effect Work Tops And Integrated Appliances
- Modern White Shower Room With Large Walk-In Shower Cubicle
- Extended Driveway To Large Steel Structure Garage With Power
- A Good Size Lounge With Double Doors To Dining Room Open To Kitchen
- Three Bright, Well Proportioned Bedrooms On The First Floor
- Oil Fired Central Heating And Mostly uPVC Double Glazed Windows
- Much Sought After Residential Location With Cul De Sac Position



Accommodation Comprises

Entrance Hall

Tiled effect laminate floor, cupboard under stairs.

Lounge

14'4 x 12'2

Recessed spot lighting, double doors to:-

Dining Room

10'9 x 8'9

Tiled effect laminate floor, recessed spotlighting, sliding patio doors to garden. Open to:-

Kitchen

11'0 x 10'3

Modern range of high and low level units, Quartz effect work surfaces with upstand, inset single drainer sink unit with mixer tap, built in oven, built in microwave, ceramic 4 ring hob with stainless steel splash back, stainless steel extractor hood, integrated fridge freezer, integrated washing machine, part tiled walls, tiled laminate floor, recessed spot lighting.

First Floor

Landing

Hotpress.

Bedroom 1

12'0 x 11'0

Bedroom 2

13'6 x 8'7

(into bay)

Bedroom 3

10'0 x 7'4

(at widest points) Velux window.

Shower Room

Modern white suite comprising large walk in shower cubicle with electric shower and sliding shower door, pedestal wash hand basin, low flush WC, fully tiled walls, recessed spot lighting.

Outside

Front garden with tarmac driveway and stone area for additional parking. Enclosed rear garden with good size lawn, flower beds, stone area and boundary fence, boiler house with oil fired boiler, outside tap.

Detached Garage

19'4 x 19'3

Power, roller shutter door.



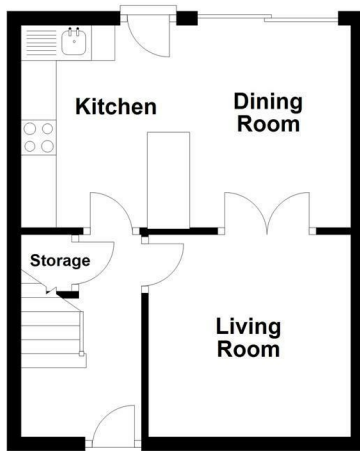




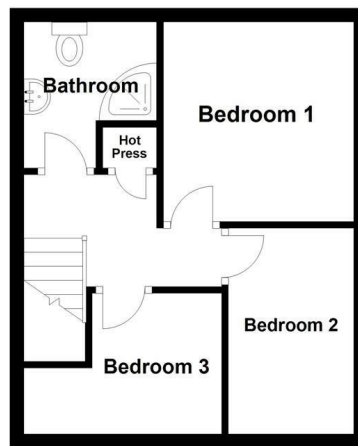




Ground Floor



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.

14 Grangewood Grove, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	65
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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