



# 22 GRANSHA ROAD

Dundonald, BT16 2HA

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*Offers around* **£450,000**



DETACHED | 5  | 2  | 4 

This modern detached family home was built in 1995 creating a generous family home with flexible living benefiting from ground floor and first floor accommodation suiting the needs of a range of modern family living needs.

## KEY FEATURES

- Attractive Detached Modern Family Home
- Generous Site
- Additional Parking for Numerous Vehicles
- Large Detached Garage to Rear, Additional Single Garage
- Rear Gardens with Southerly Aspect
- Three Well Proportioned First Floor Bedrooms
- Ground Floor Primary Bedroom with En Suite Shower Room
- Additional Ground Floor Bedroom
- Family Bathroom with White Suite
- Spacious Lounge
- Office/Family Room
- Hardwood Fitted Kitchen with Range of Integrated Appliances leading to...
- Dining Room with Wood Burning Stove and Sliding Door Access to Garden Room
- Garden Room with Patio Doors to Rear Garden



## ROOM DETAILS

### Ground Floor

- Entrance
- Reception Hall
- Lounge  
15'0" x 14'9"
- Dining Room/Office  
12'1" x 11'11"
- Kitchen  
15'7" x 9'11"
- Dining Room  
15'7" x 10'11"
- Garden Room  
19'8" x 10'7"
- Utility Room  
10'11" x 8'6"

### Ground Floor

- Downstairs WC
- Principal Bedroom  
16'1" x 15'7"
- En Suite Shower Room
- Bedroom Five/Family  
Room  
14'6" x 9'10"

### First Floor

- Bedroom Two  
18'3" x 16'9"
- Bedroom Three  
19'4" x 15'0"
- Bedroom Four  
16'3" x 13'9"
- Bathroom

### Outside

- Ample driveway parking for several vehicles or caravans, laid in brick paviours, front and around side and rear
- Space for garden shed, mature planting, partially laid in crazy paving.
- Detached Garage
- Additional double garage to rear with garage door.
- Outside greenhouse, raised patio area.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling along the Old Dundonald Road in the direction of Comber continue past Ballyhanwood Road on your right hand side. Gransha Road is the fifth turning on your right hand side after Ballyhanwood Road. Number 22 is located on the left hand side.*



## THE LOCAL AREA

*Dundonald lies east of Belfast and is often considered a suburb of the city. It is home to the Ulster Hospital, Dundonald International Ice Bowl, Dundonald Omnipark (Cinema and various eateries), has a Park and Ride facility for the Glider (Belfast Rapid Transit system), access to the Comber Greenway and several housing developments.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	75	75
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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