



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	59
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

2 Grangewood Heights,  
Dundonald,  
Belfast,  
County Down, BT16

**Guide Price: £194,950**

 **Reeds Rains**

reedsrains.co.uk



## 2 Grangewood Heights, Dundonald, Belfast, County Down, BT16

**Guide Price: £194,950**

EPC Rating: E

Enjoying a quiet location within this very popular development in Dundonald is this excellent Semi-Detached home.

Ideal for a wide range of prospective buyers, particularly for those seeking their first step onto the property ladder or those with a young family.

Internally offers very well-maintained accommodation throughout & of particular note is the spacious lounge, open plan to sun room area which enjoys a delightful aspect overlooking the private rear garden.

Dundonald Village, the various amenities and attractions on the Comber Road, Ulster hospital are only some of the many amenities on your doorstep.

Belfast City Centre and the surrounding towns are also easily accessible for the daily commuter.

With much on offer, early internal inspection is strongly advised.

### **Covered Entrance Porch**

Outside light. uPVC front door with glazed inset to...

### **Entrance Hall**

Under stairs storage. Laminated wooden flooring.

### **Modern Fitted Kitchen Open Plan To Casual Dining Area**

16'9" / 11'1" (5.1m / 3.38m)

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work surfaces, up stand and stainless steel door furniture. Integrated five ring gas hob and

overhead extractor hood. Separate built in double oven. Space for fridge / freezer. Plumbed for washing machine. Space for tumble dryer. Partly tiled walls. Recessed spotlighting. Ample dining area. uPVC door to side.

### **Lounge**

16'4" / 10'3" (4.98m / 3.12m)

Feature fire place with open fire and wooden surround. Laminated wooden flooring.

### **Sun Room**

11'5" / 11'4" (3.48m / 3.45m)

Laminated wooden flooring. uPVC French doors to enclosed rear garden.

### **First Floor**

#### **Bedroom One**

11'3" / 10'2" (3.43m / 3.1m)

At widest points.

#### **En-Suite Shower Room**

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin with chrome mixer tap. Low flush w/c. Partly tiled walls. Ceramic tiled flooring.

#### **Bedroom Two**

10'1" / 6'6" (3.07m / 1.98m)

#### **Bedroom Three**

7'6" / 6'3" (2.29m / 1.9m)

### **Bathroom**

White suite comprising panelled bath with chrome dual mixer tap. Mira electric shower unit. Shower screen. Vanity unit with inset sink and chrome dual mixer tap with tiled splash back. Dual flush w/c. Chrome heated towel rail. Partly tiled walls. Ceramic tiled flooring.

### **Landing**

Hot press with lagged copper cylinder and storage above. Access to roof space.

### **Outside**

Well tended garden to front in lawn and shrubbery. Ample driveway car parking. Side access. Enclosed private garden to rear bordered by fencing in lazy lawn and feature deck area. Outside tap / light. uPVC oil tank. Boiler house with oil fired boiler. Garden shed.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements  
All Measurements are Approximate.

For full EPC please contact the branch.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.