



Ideally located on the ever-popular Grahamsbridge Road this fantastic property is sure to appeal to a range of purchasers wishing to avail of a property with little to do but move in.

With flexible and adaptable accommodation on offer comprising four first floor bedrooms along with an ensuite shower room off the principal bedroom and a family bathroom occupy the first floor. Large living room to the front, separate lounge with dining and a superb modern kitchen are on the ground floor.

With numerous updates from the current owner, a small number include: engineered oak herringbone, Deanta Windsor fire doors with Burlington Kurlled hardware, solid oak stair cladding and new Gas fired central heating.

The increasingly popular Comber Greenway is ideal for those who like to run, walk or cycle along a picturesque, traffic free route from Comber through to Titanic Quarter. A host of recreational facilities are also near at hand including Knock Golf Club and David Lloyds Health & Fitness Club.

Offers Around
£280,000

4a Grahamsbridge
Road,
Dundonald, Belfast,
BT16 2DB

Viewing by
appointment with
& through agent
028 9065 0000



- Excellent, semi-detached property in popular location
- Four well-proportioned bedrooms, principal with ensuite
- Front living room with feature fireplace
- Additional lounge, open to dining area
- Solid wooden kitchen & island unit with access to rear
- Luxury bathroom with white suite
- Gas fired central heating (installed 2022)
- Double glazing throughout
- Off-Street driveway parking
- Enclosed large rear garden & decking area with sunny aspect
- Excellent local amenities in Dundonald village only minutes away
- Primary & secondary schools close by
- Walking distance to Gilder Stop for Belfast City Centre
- Viewing Highly Recommended

The Property Comprises:

Ground Floor

Front door to:

ENTRANCE HALL: Engineered oak herringbone hardwood oak flooring. Understair storage cupboard.



LIVING ROOM: 16' 3" x 10' 10" (4.95m x 3.3m) Engineered oak herringbone hardwood oak flooring, feature cast iron fireplace with open fire. Spotlights.



LOUNGE/DINING ROOM: 17' 1" x 10' 7" (5.21m x 3.23m) Wood effect flooring. Feature vertical radiator.



KITCHEN: 17' 0" x 10' 1" (5.18m x 3.07m) Solid oak modern kitchen with Italian marble tiling and island unit, 1.5 bowl stainless steel sink, plumbed for washing machine and dishwasher, five ring Baumatic range cooker with gas hob. Extractor. Space for American style fridge/freezer. Spotlights. Door to rear.





PRINCIPAL BEDROOM 13' 8" x 10' 5" (4.17m x 3.18m) Wood panelling. Engineered oak herringbone hardwood oak flooring. Door to:

FULLY TILED ENSUITE SHOWER ROOM: Shower cubicle with power shower, wall-mounted sink with storage underneath, low flush wc, chrome heated towel rail. Fully-tiled walls. Tiled floor.



BEDROOM (2): 12' 8" x 9' 0" (3.86m x 2.74m) Engineered oak herringbone hardwood oak flooring. Spotlights. Outlook to rear with excellent views.



BEDROOM (3): 11' 0" x 7' 0" (3.35m x 2.13m) Engineered oak herringbone hardwood oak flooring. Spotlights. Outlook to rear.

BEDROOM (4): 9' 4" x 7' 0" (2.84m x 2.13m) Engineered oak herringbone hardwood oak flooring. Spotlights. Currently used as dressing room.



LANDING: Access to partly floored roofspace with lighting via Slingsby ladder. Engineered oak herringbone hardwood oak flooring. Solid oak stair cladding.

BATHROOM: 11' 1" x 6' 2" (3.38m x 1.88m) Panelled bath with thermostatically controlled shower over, wall-mounted sink with storage underneath, low flush wc, heated towel rail, tiled floor, part tiled walls.



Outside

Enclosed front garden and driveway with parking for up to four cars. Planting to front.

Large private rear garden laid in lawn and large decked area, railway sleeper raised flower beds.

Mature shrubbery. Potential additional sitting area to side.



Location:

Travelling along the A22/Comber Road from Dundonald towards Comber, take a left turn up the hill onto Grahamsbridge Road. Number 4a is located on the left hand side.

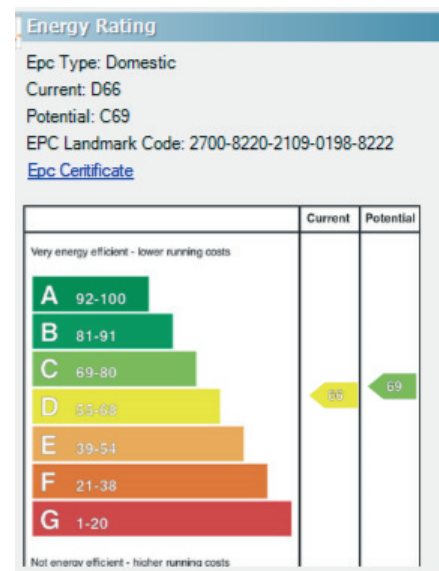
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