



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>	71	73
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

44 Grangewood Road,  
Dundonald,  
Belfast,  
County Down, BT16

**Asking Price: £199,950**

 **Reeds Rains**

reedsrains.co.uk

44 Grangewood Road, Dundonald, Belfast, County Down, BT16

**Asking Price: £199,950**

EPC Rating: C

We are delighted to present to the open market this attractive semi detached villa

This property is positioned within this highly regarded and ever sought after residential development. Internally the bright and spacious accommodation comprises three bedrooms master with ensuite shower room, two separate reception rooms one with wooden fireplace, fitted kitchen and bathroom with white suite. Additional benefits include gas central heating and double glazed windows. Externally there is a driveway to ample car parking and detached matching garage with well tended garden to front and enclosed private garden to rear.

This popular location is within walking distance of the many day to day amenities in Dundonald village. The Ulster hospital and the Glider park and ride are only a short distance away.

Properties within in this location when presented to the open market will create a strong interest. Early consideration to view is strongly recommended in order to avoid disappointment.

#### **Accommodation**

uPVC double glazed front door to entrance hall, under stairs storage.

#### **Lounge**

14'9" x 13'7" (4.5m x 4.14m)

Wooden fireplace with marble inset and hearth, parquet wooden floor, cornice work, square bay, double doors to dining room.

#### **Dining Room**

10'8" x 10'7" (3.25m x 3.23m)

Laminate wooden floor, cornice work, ceiling

rose, double glazed sliding door to garden.

#### **Fitted Kitchen**

10'9" x 10'7" (3.28m x 3.23m)

Single drainer stainless steel bowl and one half sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, ceramic tiled floor, plumbed for washing machine, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, recessed spotlights, double glazed back door.

#### **First Floor**

#### **Landing**

Access to roof space.

Airing cupboard with gas boiler.

#### **Master Bedroom**

13'2" x 10'3" (4.01m x 3.12m)

Laminate wooden floor.

#### **Ensuite Shower Room**

Combined walk in dressing room, with excellent range of wall to wall built in robes.

Built in shower cubicle with thermostatically controlled shower and rainforest drencher, vanity unit with mixer taps, ceramic tiled floor, recessed spotlights.

#### **Bedroom Two**

11' x 7'5" (3.35m x 2.26m)

#### **Bedroom Three**

11'2" (3.4) x 9'7" (2.92) at widest points

Laminate wooden floor, velux window.

#### **Bathroom**

White suite panelled bath with mixer taps, pedestal wash hand basin with mixer taps, dual flush close coupled WC, fully tiled walls, ceramic tiled floor, recessed spotlights.

#### **Outside**

Front garden in lawns and shrubs.

Tarmac driveway to ample car parking and detached matching garage, up and over door, light, power and side access.

Enclosed rear garden, paved patio area, lawns, raised timber decking area, loose stones, boundary fencing, outside lights.

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.

Laser Tape Clause

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

For full EPC please contact the branch.

Floorplan Clause

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