

## 4 Gransha Gate Dundonald, Belfast, BT16 2HU

Located in a charming cul de sac of just 12 modern properties, this detached home is ideally located for access to the City centre, Ulster Hospital, Dundonald Ice Bowl, Cinema & Entertainment complex and all surrounding areas.

The property still holds much of that "New home" character and feel allowing the new owner to simply move in and enjoy. It offers 3 well proportioned bedrooms, including a master with en-suite shower room, a family bathroom, a lovely lounge, with real wood flooring, and a beautiful kitchen/diner, with under stairs utility area and patio doors to the rear garden.

Naturally the property benefits from modern build standards and a high energy rating, ensuring lower running costs, with uPVC double glazing & fascia and Phoenix gas central heating.

Externally there is a tarmac driveway, small lawn to the front and a fully enclosed rear garden, also in lawn with paved patio area and feature stone fire pit - perfect for those summer evening gatherings with friends and family.

A charming home in an excellent location ready for immediate occupation - don't let this slip through your fingers.

**Offers Around £325,000**

# 4 Gransha Gate

Dundonald, Belfast, BT16 2HU



- Modern detached home
- Beautifully presented throughout
- 3 bedrooms - Master with en-suite shower room
- Lounge with real wood flooring
- Kitchen/diner with patio doors to rear garden
- Family bathroom
- uPVC double glazing & fascia
- Phoenix gas central heating
- Gardens to front & rear in lawn with tarmac driveway
- Excellent location for access to central Belfast & Ulster Hospital

## Entrance

## Ensuite

## Entrance Hall

9 x 3'11 (2.74m x 1.19m)

## Lounge

15'7 x 12'10 (4.75m x 3.91m)

## Bedroom 2

9'4 x 13'3 (2.84m x 4.04m)

## Kitchen/Diner

17'11 x 10'5 (5.46m x 3.18m)

## Bedroom 3

11'3 x 8'2 (3.43m x 2.49m )

## WC

5 x 3'11 (1.52m x 1.19m)

## Outside

## Tenure

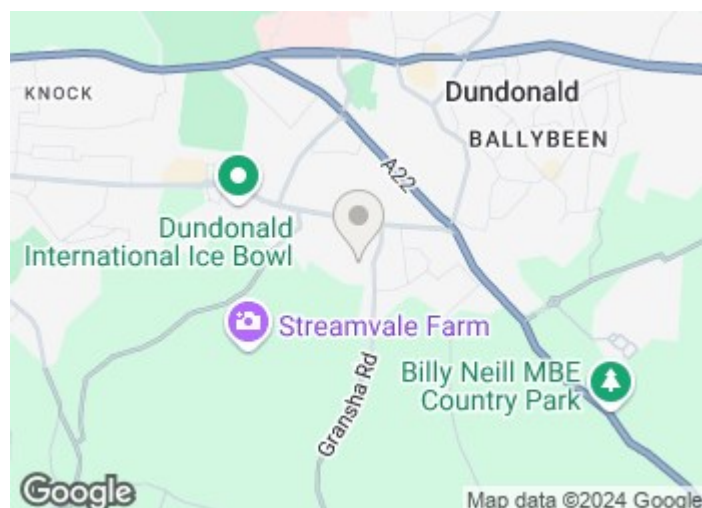
## Landing

## Property misdescriptions

## Bathroom

## Bedroom 1

15'9 x 13'7 (4.80m x 4.14m)



## Directions

Travelling out of Dundonald towards Comber, along Comber Road, turn right onto Old Dundonald Road then left into Gransha Road. Gransha Gate is located on the right.





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(81-91) <b>A</b>			
(81-91) <b>B</b>				(69-80) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(11-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Northern Ireland</b>		<b>83</b>	<b>83</b>	<b>Northern Ireland</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		