

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 GRANGEWOOD AVENUE, BELFAST, BT16  
1GA**

**OFFERS AROUND £249,950**

An excellent semi-detached home in the ever popular Grangewood area, offering fantastic family accommodation to include four good size bedrooms, sitting on a corner position offering excellent parking and gardens.

Comprising of attractive wood laminate flooring throughout most of the ground floor, including spacious entrance hall with built-in cloak cupboard, generous lounge with marble fireplace, and separate dining room. Good size kitchen with extensive range of units, including display cabinets, partly tiled walls, ceramic tiled flooring, and recessed spotlighting. Two well proportioned bedrooms, one currently used as a home office, and luxury shower room comprising of modern white suite with walk-in shower cubicle with built-in rainfall shower, chrome feature radiator, uPVC wall cladding and tile effect laminate flooring.

The first floor offers a further two generous bedrooms, including master bedroom with modern en-suite shower room, comprising of walk-in shower cubicle with electric shower, partly tiled walls, ceramic tiled flooring and recessed spotlighting. The outside areas offer attractive lawn with shrubs to the front, generous tarmac driveway to the side, and enclosed rear garden with lawn and patio to the rear. A fantastic family home offering deceptively spacious accommodation, and within walking distance to the many popular amenities within the Dundonald area, not to mention the Glider express bus service into Belfast city centre, and the Ulster hospital on your doorstep.



## Key Features

- Excellent Semi-Detached Home In A Popular Location
- Good Size Kitchen With Ceramic Tiled Flooring
- Modern Shower Room To Ground Floor And En-Suite On First Floor
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Lounge With Marble Fireplace, And Separate Dining Room
- Four Well Proportioned Bedrooms Across Ground & First Floor
- Generous Gardens To Front And Rear With Patio Area
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring, built-in cupboard and linen cupboard.

#### Lounge

15'9" x 11'7"

Marble fireplace with wood surround, wood laminate flooring

#### Dining Room

11'8" x 9'9"

Wood laminate flooring.

#### Kitchen

12'5" x 11'7"

Extensive range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer taps, built-in under oven, ceramic hob, integrated extractor hood, display cabinets, fridge freezer, plumbed for washing machine, part tiled walls, ceramic tiled floor, recessed spotlighting.

#### Bedroom 3

11'9" x 10'8"

Wood laminate flooring

#### Bedroom 4

11'8" x 7'3"

Wood laminate flooring.

### Shower Room

Modern white suite comprising large walk in shower cubicle with built-in rainfall shower and handheld shower, pedestal wash hand basin with mixer taps, low flush WC, PVC wall cladding, tile effect laminate floor, chrome feature radiator.

### First Floor

#### Landing

#### Bedroom 1

19'4 x 11'7"

(average)

#### En-Suite Shower

Modern white suite comprising walk-in shower cubicle with electric shower and PVC panelling, sliding shower doors, pedestal wash hand basin, low flush WC, part tiled walls, ceramic tiled flooring. Velux window. Extractor fan. Recessed spotlighting.

#### Bedroom 2

16'0 x 11'7"

(average) Built-in cloak cupboard.

### Outside

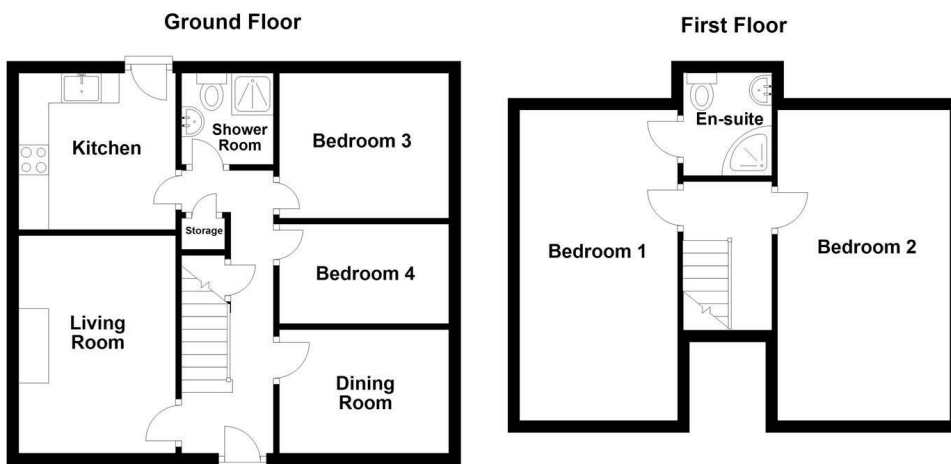
Front garden with lawn and shrubs. Generous tarmac driveway to side. Enclosed rear garden with lawn and patio. Boiler house with gas fired boiler.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	72
(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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark