



OFFERS AROUND

**£165,000**

16 Gransha Chase

Belfast

BT16 2FE



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**PINKERTONS**

Sales, Lettings and Property Management

## Modern First Floor Apartment with Privacy and Style in Dundonald

This stylish first floor apartment, nestled in a standalone block of only two homes, offers privacy and comfort in the heart of Dundonald.

Featuring two spacious double bedrooms and a bright open-plan kitchen-lounge area with newly fitted kitchen and sleek island unit, this home is perfect for modern living.

The bathroom includes a shower over the bath, combining practicality with a touch of luxury.

Enjoy the convenience of gas heating and dedicated parking, making everyday life hassle-free. Situated at the rear of the development, the property provides added privacy, a rare find in this popular area.

Recently repainted, with new carpet and flooring throughout, whether you're a first-time buyer, downsizer, or investor, this apartment offers a fantastic opportunity to own a home in a sought-after location close to local amenities. Don't miss the chance to secure this gem!



# PROPERTY FEATURES



- Recently Redecorated First Floor Apartment With Private Front Door Entrance
- Constructed 10 Years Ago This Private Standalone Development Block Comprises Of Only Two Homes
- Open Plan Kitchen/Lounge Area - Recently Fitted Kitchen With Range of Integrated Appliances Including Fridge Freezer, Washing Machine, Dishwasher, Oven And Hob
- Two Spacious Double Bedrooms
- Modern Bathroom With Panelled Bath And Shower Above
- Access To Roofspace
- One Allocated Parking Space With Additional Parking For Visitors
- uPVC Double Glazing & Gas Fired Central Heating System
- Well Tended Communal Gardens
- Convenient To The Comber Greenway, Shops, Dundonald Omniplex Park & Billy Neill Country Park, Close To Primary & Post Primary Schools, Belfast City Centre & Ulster Hospital. Access to Bus Routes And Convenient To The Glider Park And Ride









## THIS PROPERTY COMPRISES

### Hallway

6'7" x 3'10" and 7' x 3'10"

### Kitchen/Living Room

18'5" x 15'4"

### Bathroom

6'6" x 8'7"

### Storage

3' x 3'

### Bedroom 1

12'3" x 11'

### Bedroom 2

10'2" x 11'

### Directions

Gransha Chase is situated off the Old Dundonald Road.

### TRADING STANDARDS GUIDANCE

Tenure - Understood to be freehold

Rates - Understood to be approximately £826.50 per annum

### REQUIRED INFO UNDER

## FLOOR PLANS



First Floor Apartment

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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