



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(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	

6 Gransha Gate,  
Dundonald,  
Belfast, BT16

**Asking Price: £249,950**

 **Reeds Rains**

reedsrains.co.uk



## 6 Gransha Gate, Dundonald, Belfast, BT16

**Asking Price: £249,950**

EPC Rating: B

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

Internally the property offers bright and spacious accommodation comprising three bedrooms master with ensuite shower room, lounge, fitted kitchen open plan to dining and family area and bathroom with modern white suite. Additional benefits include gas central heating, ground floor cloakroom, utility and double glazed windows and doors. Externally there is a driveway to car parking for two cars and gardens to front and enclosed to side and rear.

This popular location provides ease of access to a wide range of amenities to include Dundonald ice bowl and the increasing popular Eastpoint entertainment village. The many day to day amenities on the comber road, public transport links and the Ulster hospital are all within a short distance.

We have no doubt that this property will create an interest on today's market. Early consideration to view is strongly recommended to avoid disappointment. Ideally suitable for young professional or family alike.

### Accommodation

Front door to entrance hall, ceramic tiled floor.

### Ground Floor Cloakroom

White suite, dual flush close coupled WC, ceramic tiled floor, wash hand basin with mixer taps.

### Lounge

15'6" x 12'1" (4.72m x 3.68m)  
Square Bay

### Modern Fitted Kitchen Open Plan To Dining

### And Family Area

16'4" x 10'5" (4.98m x 3.18m)  
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces and upstand, ceramic tiled floor, integrated dishwasher, integrated fridge freezer, stainless steel double built in oven and four ring gas hob, stainless steel chimney extractor fan, recessed spotlights, ample dining area, double glazed French doors to rear garden.

### Utility

Plumbed for washing machine, under stairs storage, ceramic tiled floor.

### First Floor

### Landing

Built in airing cupboard.  
Access to roof space, floored with eaves storage.

### Master Bedroom

12'4" x 12'2" (3.76m x 3.7m)  
Range of built in robes with sliding doors.

### Ensuite Shower Room

Modern white suite, fully tiled double built in shower cubicle, thermostatically controlled shower and overhead rainforest drencher, dual flush close coupled WC, chrome heated towel rail, ceramic tiled floor, semi pedestal wash hand basin with mixer taps, recessed spotlights.

### Bedroom Two

13'4" (4.06) at widest x 8'4" (2.54)

### Bedroom Three

11'3" x 7'2" (3.43m x 2.18m)

### Bathroom With Modern White Suite

Panelled bath with mixer taps and tiled splash back, ceramic tiled floor, chrome heated towel

rail, recessed spotlights, dual flush close coupled WC, semi pedestal wash hand basin with mixer taps.

### Outside

Cul De Sac Location.  
Tarmac driveway to car parking for 2 cars.  
Front garden in lawns.  
Large enclosed private garden to side and rear in lawns, paved patio area, boundary fencing and hedging, outside light and tap.

### CUSTOMER DUE DILIGENCE

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To be able to purchase a property in the

For full EPC please contact the branch.

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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.

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