



16 GRANSHA WOOD

Dundonald, BT16 2FG

Offers around **£225,000**



SEMI-DETACHED | 3  | 1  | 1 

This charming three-bedroom townhouse offers modern, spacious, and well-designed accommodation ideal for families, professionals, or those looking to downsize without compromising on space.

KEY FEATURES

- Well Maintained Townhouse within Popular Development
- Deceptively Spacious Accommodation over Three Floors
- Modern Fully Fitted Kitchen with Integrated Appliances and Ample Dining Area
- Lounge Open to Dining with Outlook to Front
- Three Double Bedrooms, Primary Incorporating En Suite Shower Room
- Bathroom with White Suite
- Downstairs WC and Utility Area
- Gas Fired Central Heating
- Double Glazing
- Enclosed and Private Rear Garden Laid in Lawns and Paving, Ideal for Children at Play, Pets and Outdoor Entertaining
- Residents' Car Parking



ROOM DETAILS

Ground Floor

- Reception Hall
- Lounge
17'7" x 10'2"
- Kitchen/Dining
13'6" x 13'5"
- Utility Room
- Downstairs WC

First Floor

- Bedroom Two
12'2" x 11'5"
- Bedroom Three
13'5" x 11'10"
- Bathroom

Outside

- Parking to front
- Rear garden with southerly aspect
- Fully enclosed, partially laid in paving with steps leading to garden laid in lawn

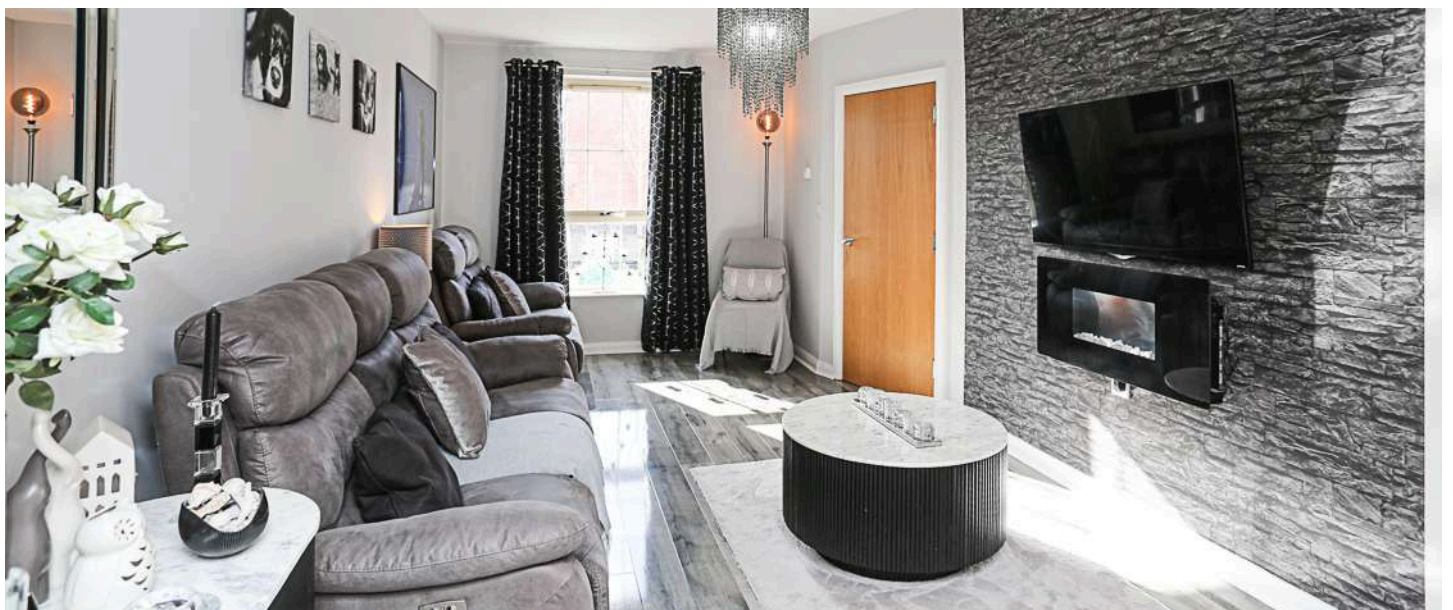


To View Floor Plans
scan QR code below



Second Floor

- Landing
- Bedroom One
15'5" x 10'0"
- En Suite Shower Room
8'8" x 6'6"



DIRECTIONS

Travelling along the Old Dundonald Road coming from Belfast. Gransha Wood can be located on the left hand side.



THE LOCAL AREA

Dundonald lies east of Belfast and is often considered a suburb of the city. It is home to the Ulster Hospital, Dundonald International Ice Bowl, Dundonald Omnipark (Cinema and various eateries), has a Park and Ride facility for the Glider (Belfast Rapid Transit system), access to the Comber Greenway and several housing developments.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	79	79
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

