

simon**BRIEN**
RESIDENTIAL

18 Gransha Chase,
Dundonald, BT16 2FE



Asking Price £230,000

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KEY FEATURES

- Modern Semi Detached Property In A Cul-De-Sac Development
- Three Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room With Feature Fireplace
- Stylish Fitted Kitchen With Integrated Appliances / Dining Area
- Utility Room
- Downstairs Cloakroom With WC
- Contemporary White Bathroom Suite
- Gas Fired Central Heating
- Double Glazed Window Frames
- Enclosed Rear Garden
- Off Street Parking To Side
- Convenient To The Comber Greenway, Shops, Dundonald Omni Park & Billy Neill Country Park Close To Primary & Post Primary Schools, Belfast City Centre & Ulster Hospital

SUMMARY

This well-presented semi-detached home is found in a small development just off the Old Dundonald Road.

Convenient to a host of amenities such as the Comber Greenway, Billy Neill Country Park and the Ulster Hospital, potential purchasers will also note ease of access to shops, schools and public transport links.

The layout comprises an entrance hall, living room with feature fireplace, modern fitted kitchen with integrated appliances/ dining area and utility room.

On the first floor, there are three well proportioned bedrooms (main bedroom with ensuite shower room) and main bathroom in contemporary white suite.

Outside there is a garden to the front, parking to the side and an enclosed rear garden in lawn / patio area.



ACCOMMODATION

GROUND FLOOR

Front door with double glazed inset and double glazed side panels.



ENTRANCE HALL:

Laminate wood flooring, under stairs storage cupboard.



CLOAKROOM:

Contemporary white suite comprising: Push button WC, pedestal wash hand basin with mixer taps, ceramic tiled floor.



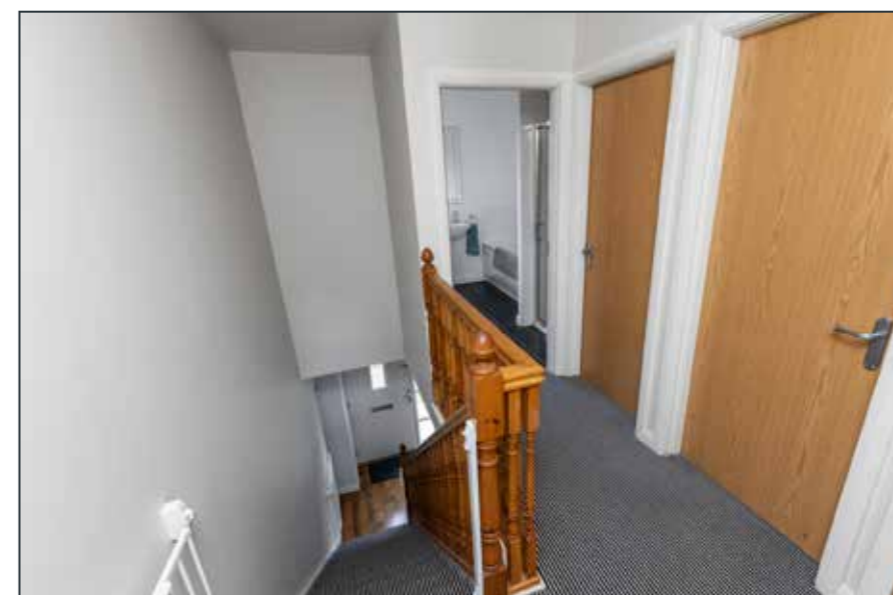
LIVING ROOM:
14' 9" x 14' 8" (4.5m x 4.47m)
Attractive fireplace with inset gas fire, laminate wood floor, spotlights.



UTILITY ROOM:
9' 8" x 6' 9" (2.95m x 2.06m)
Range of modern high and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, wall mounted gas fired boiler, ceramic tiled floor.

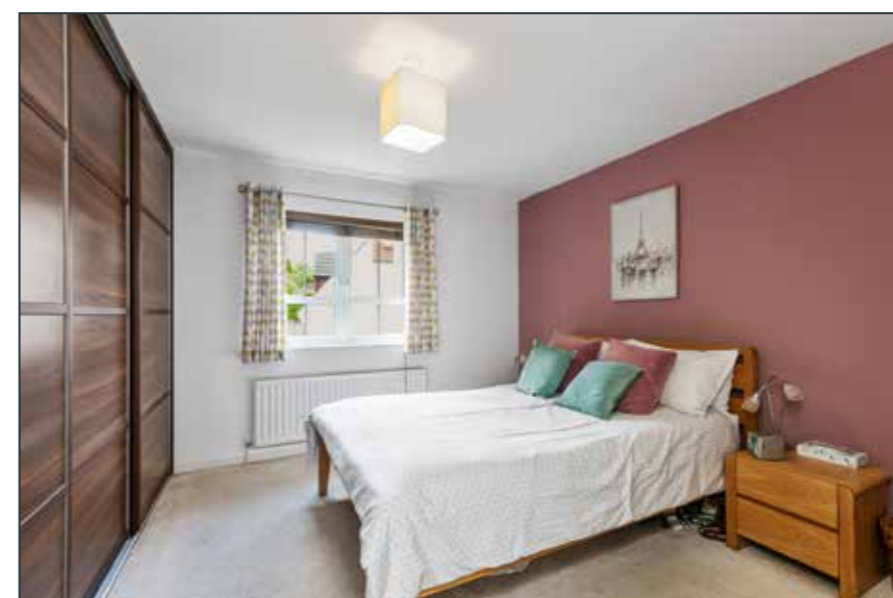
KITCHEN/DINING:
14' 10" x 13' 5" (4.52m x 4.09m)

Excellent range of modern high and low level units, 1.5 bowl stainless steel sink unit with mixer taps, partly tiled walls, recess for gas fired range and extractor hood over, recess for American style fridge freezer, integrated dishwasher, ceramic tiled floor, spotlighting, double glazed French doors.



FIRST FLOOR

LANDING:
Access to linen cupboard, access to roofspace.



BEDROOM (1):
16' 1" x 10' 4" (4.9m x 3.15m)
To robes. Built in robes.





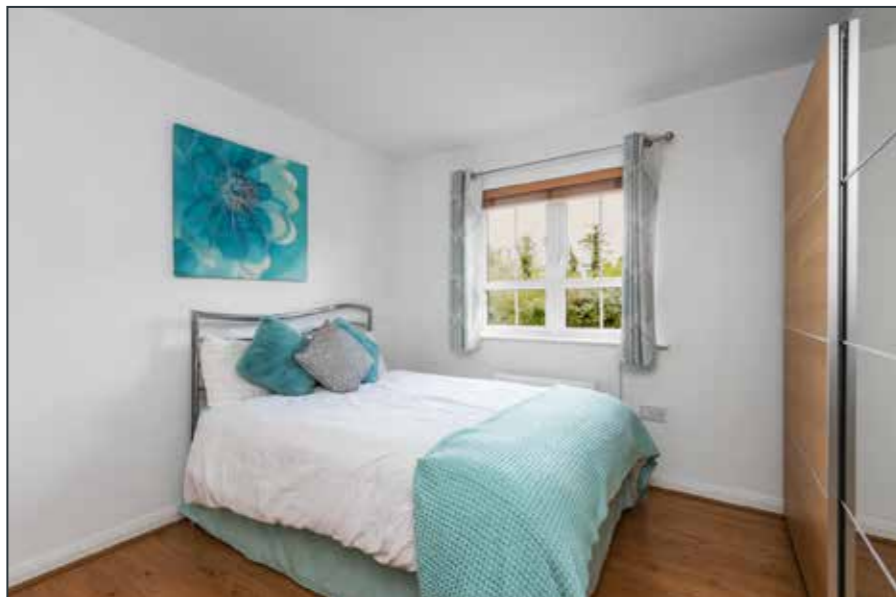
ENSUITE SHOWER ROOM:

Contemporary white suite comprising: Fully tiled shower cubicle with thermostatic shower, vanity sink unit with mixer taps, push button WC, ceramic tiled floor, uPVC panelled walls.



BATHROOM:

Contemporary white suite comprising: Fully tiled shower cubicle with thermostatic shower head, panelled bath with mixer taps and shower fitting over, pedestal wash hand basin with mixer taps, push button WC, chrome towel radiator, spotlighting.



BEDROOM (2):

15' 0" x 12' 0" (4.57m x 3.66m)



OUTSIDE

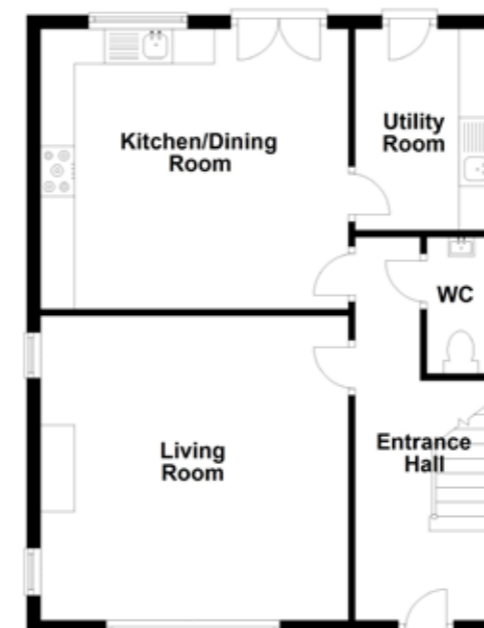
Rear paved patio, garden in lawn, outside tap and light, tarmac driveway to side.



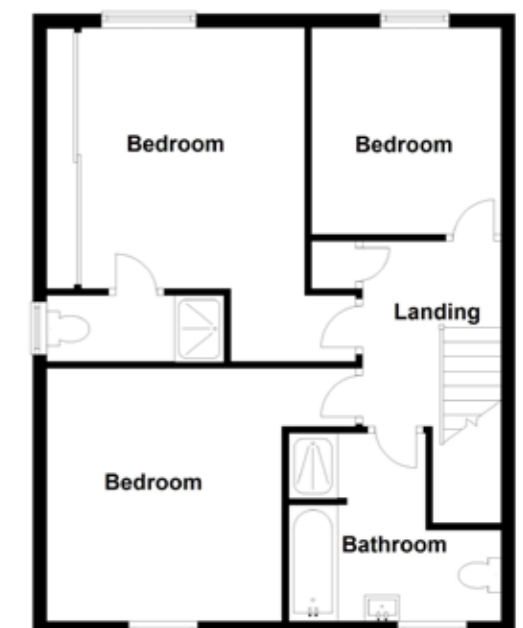
BEDROOM (3):

10' 1" x 9' 4" (3.07m x 2.84m)

Ground Floor

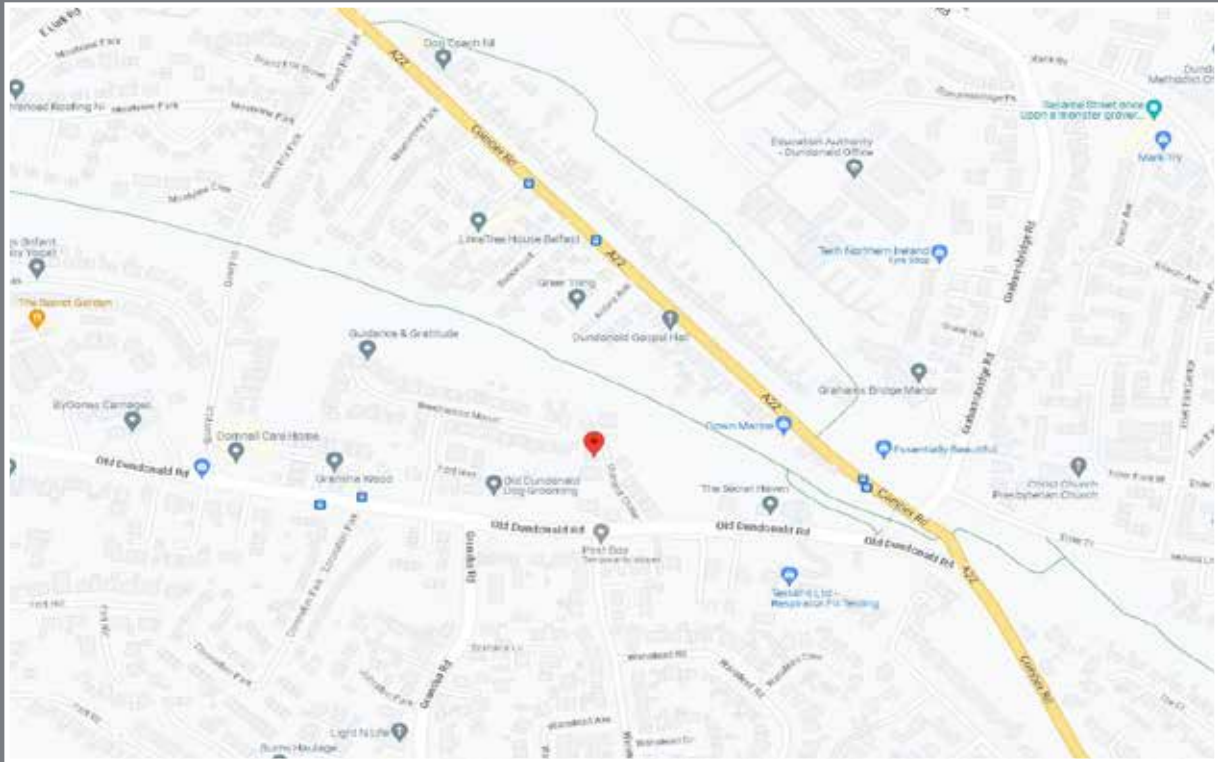


First Floor



This plan is for illustrative purposes only, and should not be relied upon. Plan produced using PlanUp.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/E/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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