



Grangewood Terrace,

**Offers in the region of
£174,950**



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Reeds Rains are delighted to present for sale this well appointed and immaculately presented mid townhouse in the highly regarded Grangewood development in Dundonald. Grangewood Terrace is ideally positioned adjacent to the Ballyregan Road making it the ideal location for those who work at the Ulster Hospital or Stormont estate. Public transport links for commuting to the city centre are also close at hand. Internally the property comprises on the ground floor of an entrance hall, lounge open to dining room and an impressive kitchen with dining/sung area. Upstairs there are three well proportioned bedrooms master with ensuite shower room and a family bathroom. Externally there is a driveway parking to the front leading to an integral garage and an enclosed private garden to rear. The property further boasts oil fired central heating and UPVC double glazed. We anticipate a high level of interest in this property therefore early viewing is highly recommended. To arrange your private viewing contact Reeds Rains on 028 9181 4144.

GROUND FLOOR

ENTRANCE HALL

PVC front door. Oak floor. Under stairs storage.

LOUNGE

4.22m x 3.68m (max) (13'10" x 12'1" (max))
Feature wood burning stove with granite surround and hearth. Oak floor. Open to:

DINING ROOM

2.95m x 2.92m (9'8" x 9'7")
Oak floor.

KITCHEN / DINER

Impressive shaker style kitchen with an excellent range of high and low level units and granite work tops. One and a half bowl undermounted stainless steel sink unit with mixer tap. Space for range style cooker. Stainless steel extractor fan and integrated washing machine. Patio doors to rear garden.

INTEGRAL GARAGE

3.73m x 2.77m (12'3" x 9'1")
Roller door. Access to rear garden.

FIRST FLOOR

LANDING

Hot press.

MASTER BEDROOM

5.05m x 2.95m (16'7" x 9'8")
Views towards Scrabo Tower.

ENSUITE

2.74m x 2.26m (9'0" x 7'5")
White suite comprising low flush WC, pedestal wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Part tiled walls and chrome towel rail. Velux window.

BEDROOM 2

4.27m x 2.95m (14'0" x 9'8")
Views towards Scrabo Tower.

BEDROOM 3

3.28m x 2.29m (10'9" x 7'6")
Velux window.

BATHROOM

2.67m x 1.80m (max) (8'9" x 5'11" (max))
White suite comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap and hand held shower attachment. Part tiled walls and extractor fan. Feature porthole window.

OUTSIDE

Front garden laid in lawns with driveway parking. Enclosed rear garden laid in lawns with trees and shrubs.

HEATING TYPE

Oil fired central heating.

GLAZING TYPE

Double glazed.

EPC

FLOOR PLAN

IMAGES

Laser Tape Clause



For full EPC please contact the branch

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



