



Grand Prix Grove,
£285,000

- Detached Family Home
- Four Generous Bedrooms
- Master Bedroom With Ensuite Shower Room
- Two Separate Reception Rooms



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Grand Prix Grove, Dundonald, Belfast

£285,000

Ideally positioned within a quiet cul de sac location just off the Comber Road, Dundonald is this spacious Detached family home. This superb property is set on a large mature site accessed off a private stone driveway. Internally the bright accommodation comprises four generous bedrooms master with ensuite shower room, two separate reception rooms, family bathroom, double glazed conservatory and kitchen open plan to dining and family room. Further benefits include a ground floor cloakroom, oil fired central heating and double glazed window frames. Externally there is driveway with ample space ideal for caravan, boat etc and attached garage. This popular residential location is within walking distance of the many amenities on the Comber Road, Dundonald Ice Bowl, public transport links for city commuting and the Ulster Hospital. Local schools, Stormont parliament buildings and the increasing popular Eastpoint entertainment village are all close at hand. Rarely would a property of this style present itself to the open market, ideally suitable for family home early viewing is strongly recommended.

ACCOMMODATION

Cover entrance porch with light. Front door with double glazed side panel, reception hall with hard wood floor. Ground floor with WC, wash hand basin with tiled splash back, ceramic tiled floor. Double doors from reception hall to drawing room:

DRAWING ROOM

5.92m x 3.86m (19'5" x 12'8")

Mahogany fireplace with marble inset and hearth, gas fire, hard wood floor, Double doors with glazed inset to dining room:

DINING ROOM

3.84m x 3.18m (12'7" x 10'5")

Laminate wooden floor

KITCHEN OPEN PLAN TO DINING AND FAMILY AREA

7.34m x 4.37m (at widest) (24'1" x 14'4" (at widest))
Single drainer bowl and one half stainless steel sink unit with mixer taps. excellent range of high and low level units, laminate work surfaces, tiled splash back, glazed display cabinets, ceramic tiled floor, plumbed for dishwasher, recessed low voltage spotlights, double built in oven and four ring gas hob, extractor fan, breakfast bar. Open to dining and family area, laminate wooden floor, double glazed french doors to conservatory

DOUBLE GLAZED CONSERVATORY

3.91m x 3.71m (12'10" x 12'2")

ceramic tiled floor, access to garage. Double glazed french door to rear garden

FIRST FLOOR

MASTER BEDROOM

4.17m x 3.15m (13'8" x 10'4")

Range of built in robes with mirrored sliding doors, recessed low voltage spotlights, Ensuite shower room, fully tiled double built in shower cubicle with Triton electric shower unit , vanity unit with mixer taps, chrome heated towel rail, dual flush close coupled WC, recessed low voltage spotlights.

BEDROOM 2

4.17m x 3.89m (13'8" x 12'9")

BEDROOM 3

4.37m x 3.05m (14'4" x 10'0")

BEDROOM 4

3.78m x 3.78m (12'5" x 12'5")

FAMILY BATHROOM

Coloured suite, panelled bath with chrome mixer taps and telephone hand shower, fully tiled built in shower cubicle with thermostatically controlled shower, close coupled WC, fully tiled walls, recessed low voltage spotlights



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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OUTSIDE

Long loose stone driveway from cul de sac to double entrance gates, brick paved driveway to ample car parking and turning area, space for caravan, boat etc. Attached garage 21'9 x 9'10, up and over door, light, power and oil fired boiler. Large enclosed private garden to rear, lawns, shrubs, flowerbeds, boundary hedging and fencing, paved patio area, outside light and tap



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