



Grangewood Crescent,

**Offers in the region of  
£177,500**



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# Grangewood Crescent, Dundonald, Belfast

## Offers in the region of £177,500

We are delighted to present to the open market this well presented semi detached villa, ideally positioned within this highly regarded and ever sought after residential development. Internally the bright accommodation comprises three bedrooms, spacious lounge, modern kitchen open plan to dining room and bathroom with modern white suite. Further benefits include gas central heating and uPVC double glazed window frames and doors. This development provides excellent convenience to the Ulster Hospital and the many day to day amenities within Dundonald village. The glider park and ride facility offering transport links for city commuting is only a short stroll away. We are confident that this property will create an early interest on today's market, early viewing is recommended. Ideally suitable for first time buyer or young family alike. \* Recently installed gas boiler \* Cavity wall insulation

### ACCOMMODATION

uPVC double glazed front door and side panels to entrance hall, laminate wooden floor, under stairs storage

### LOUNGE

4.93m x 4.17m (16'2" x 13'8")

Square bay, wooden fireplace with cast iron inset and marble hearth, laminate wooden floor, cornice work, double doors with bevelled glass to dining room

### MODERN KITCHEN OPEN TO DINING ROOM

6.55m x 3.38m (21'6" x 11'1")

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, brick effect tiled splash back, recessed low voltage spotlights, concealed lighting, laminate wooden floor, cooker space, stainless steel

extractor fan, integrated dishwasher, integrated fridge freezer, uPVC double glazed back door. Open plan to dining room, laminate wooden floor, cornice work, double glazed sliding patio door to rear garden

### FIRST FLOOR

Landing with airing cupboard and gas boiler. Access to floored roof space

### BEDROOM ONE

3.71m x 3.43m (12'2" x 11'3")

Excellent range of built in robes with mirrored sliding door, laminate wooden floor

### BEDROOM TWO

4.04m x 2.69m (13'3" x 8'10")

Laminate wooden floor

### BEDROOM THREE

2.87m x 2.03m (9'5" x 6'8")

Laminate wooden floor, velux window

### BATHROOM WITH MODERN WHITE SUITE

Panelled bath Mira shower, semi pedestal wash hand basin with mixer taps, dual flush close coupled WC, recessed low voltage spotlights, fully tiled walls, ceramic tiled floor, chrome heated towel rail

### OUTSIDE

Driveway to ample car parking and detached matching garage, up and over door, light, power, plumbed for washing machine and tumble dryer, side access. Front garden in lawns Enclosed private garden to rear, lawns, shrubs, boundary fencing, paved patio area, outside light and tap



For full EPC please contact the branch



