

simon**BRIEN**  
RESIDENTIAL

16 Gransha Road,  
Dundonald, BT16 2HA



Offers Over £425,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Superb Detached Bungalow Of 0.4 Acre Site
- Large Driveway With Parking For Several Cars
- Attached Garage & Detached Double Garage (Garage To Rear Can Be Used For Commercial Business)
- Yoga Studio
- Three/Four Bedrooms (One With Ensuite)
- Two/Three Reception Rooms
- Kitchen With Dining Area
- Utility Room
- Bathroom In White Suite
- Gas Central Heating
- Well Presented Throughout



## SUMMARY

Occupying a generous site of approximately 0.4 acres on the much sought after Gransha Road, this detached bungalow offers a superb opportunity to acquire a modern home suitable for a variety of differing requirements and even the potential for a development (subject to local authority consent).

The current owners have spared no expense with the standard of finish and presentation throughout to offer a bright home with modern layout comprising of; entrance hall with cloakroom, living room, family room, extended sun room, large kitchen with casual dining area, utility room, attached double garage, and three/four good sized bedrooms (main bedroom with ensuite) and a bathroom. Outside, is a detached garage with its own Yoga studio.

The location of the property is particularly convenient to primary schools, and main bus route for secondary schools, Stormont, Government buildings, the Ulster Hospital, David Lloyd fitness and the dual carriageway can also be easily accessed for those commuting to Belfast City Centre.



## ACCOMMODATION

### GROUND FLOOR

Entrance door leading to:

### ENTRANCE HALL:

### CLOAKROOM:

### LIVING ROOM (BEDROOM (4): 13' 7" x 11' 9" (4.14m x 3.58m)

Corniced ceiling.

### FORMAL LIVING ROOM: 19' 3" x 11' 8" (5.87m x 3.56m)

Attractive feature fireplace.





**KITCHEN:**

**27' 0" x 11' 8" (8.23m x 3.56m)**

Full range of high and low level units with glazed display cabinets. Recess for cooker range. Built-in dishwasher. White enamel double sink unit with mixer taps. Velux windows. Ceramic tiled floor. Open to:

**EXTENDED SUN ROOM:**

**15' 8" x 14' 9" (4.78m x 4.5m)**

Ceramic tiled floor. French double doors to rear.

**UTILITY ROOM:**

**11' 0" x 9' 8" (3.35m x 2.95m)**

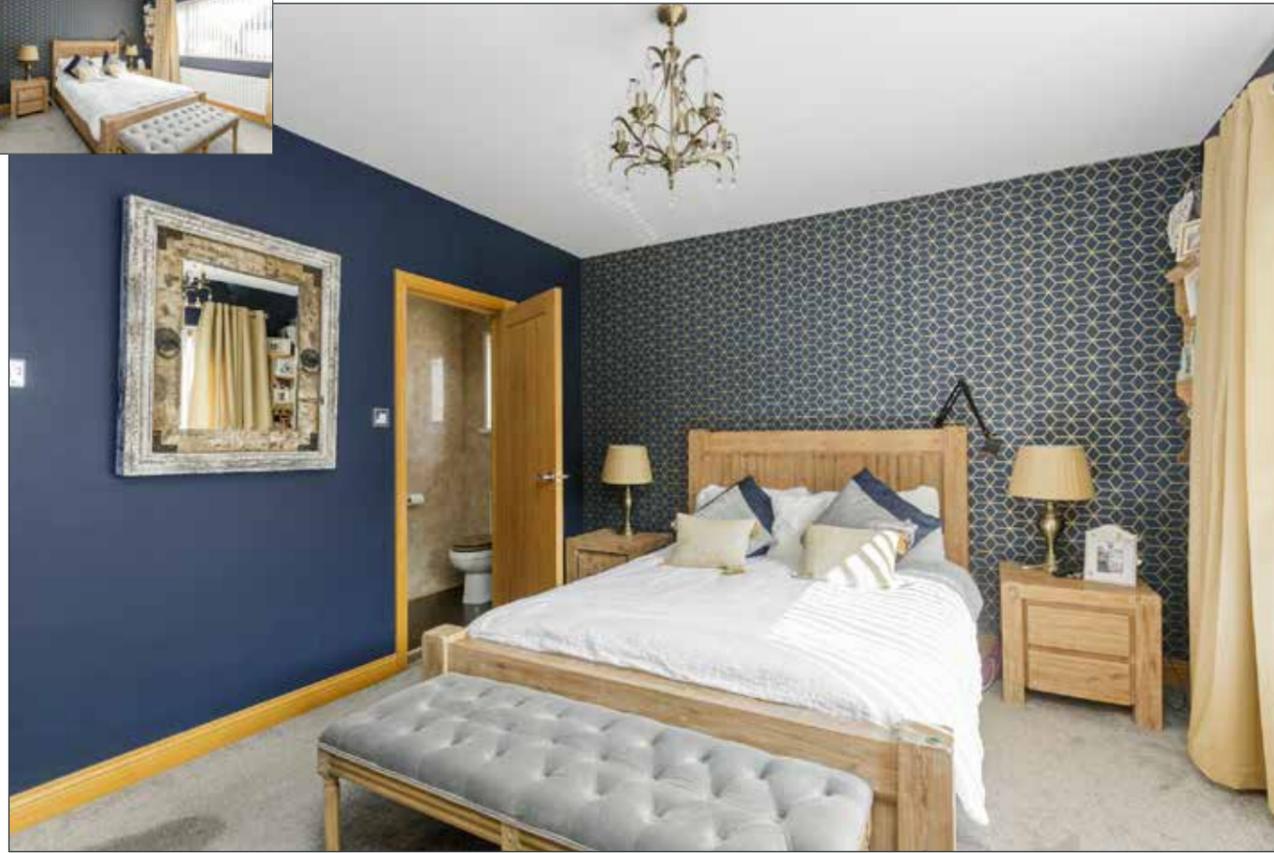
Range of units. Sink unit with mixer taps. Ceramic tiled floor. Partially tiled walls. French double doors to rear.

**ATTACHED GARAGE**

**18' 10" x 16' 4" (5.74m x 4.98m)**

Roller shutter door. Power and light. Plumbed for washing machine. Cloakroom with WC and wash hand basin.





**BEDROOM (1):**  
13' 4" x 11' 8" (4.06m x 3.56m)

**WALK-IN WARDROBE:**  
11' 8" x 8' 3" (3.56m x 2.51m)

**ENSUITE SHOWER ROOM:**  
Fully tiled shower cubicle with instant heat electric shower. Semi-pedestal wash hand basin. Low flush WC. Fully tiled walls.

**BATHROOM:**  
White suite comprising of freestanding bath with mixer taps and shower fitment over. Low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle with thermostatic shower. Velux window. Access to shelved hot press.





**BEDROOM (2):**  
13' 3" x 11' 8" (4.04m x 3.56m)

**BEDROOM (3):**  
13' 5" x 11' 8" (4.09m x 3.56m)

**OUTSIDE**

Gardens to front. Boiler store to the side.

**DETACHED GARAGE:**  
24' 3" x 18' 8" (7.39m x 5.69m)

**UPPER LEVEL**

**YOGA STUDIO:**  
18' 3" x 14' 3" (5.56m x 4.34m)  
Separate low flush WC. Wash hand basin. Storage.



# 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](http://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: SHJD/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		64
E 39-54	44	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 2299-2099-0242-6887-0930

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