

simon**BRIEN**
RESIDENTIAL

3 Gransha Road Terrace,
Dundonald, BT16 2HW



Offers Around £189,500

Telephone 02890 595555
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KEY FEATURES

- Most Attractive Mid-Terrace Property
- Driveway Parking For Two Cars
- Large Rear Garden Laid Out In Terraced Patio Area
- Double Glazed Throughout
- Gas Fired Central Heating
- Family Bathroom With White Suite
- Modern Kitchen With A Range Of High & Low Level Units
- Large Living Room
- Three Generous Bedrooms (Master With Ensuite)
- Cloakroom With WC
- We Recommend An Early Internal Appraisal

SUMMARY

Gransha Road Terrace offers classic design with contemporary finishes and all the requirements for modern lifestyles. This stunning house has well-arranged accommodation to suit everyone. Externally, there is a private rear patio garden which is fully enclosed and enjoys an easterly aspect.

Excellent local amenities in Dundonald Village and on the Comber Road are within easy reach, whilst the likes of Dundonald Ice Bowl, Omni Park and David Lloyd are all within easy reach.

Early viewing is highly recommended.



ACCOMMODATION

GROUND FLOOR

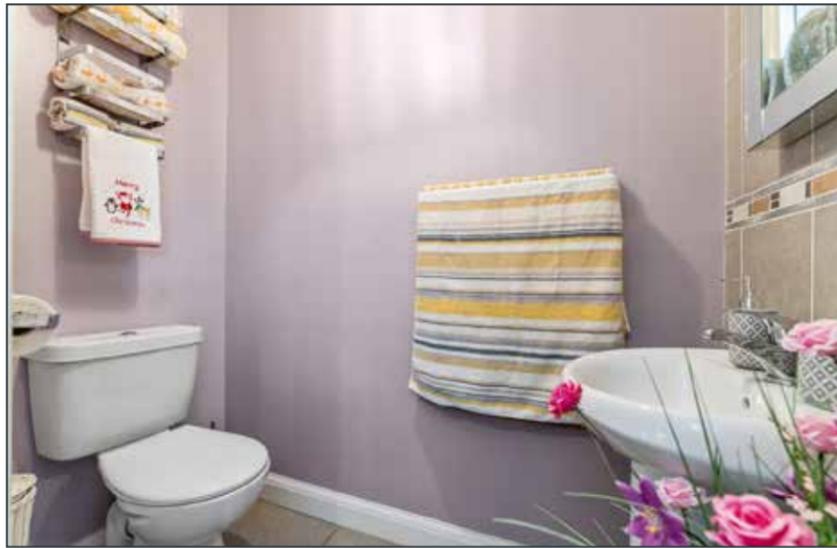
Entrance door.

OPEN ENTRANCE PORCH

LIVING ROOM: 16' 8" x 12' 0" (5.08m x 3.66m)

Fireplace with ornamental surround wired for fire, wood laminate floor, corniced ceiling.





CLOAKROOM:

White suite comprising low flush WC, pedestal wash hand basin with mixer taps, wood laminate flooring, partly tiled walls.

KITCHEN WITH CASUAL DINING AREA:

16' 8" x 10' 1" (5.08m x 3.07m)

Full range of high and low level units, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, plumbed for dishwasher, 4 ring ceramic hob unit and under oven, extractor hood over, ceramic tiled floor, fridge freezer.



FIRST FLOOR

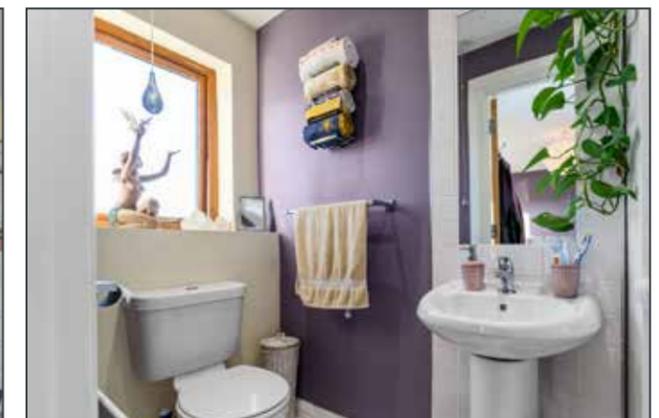
BEDROOM (1):

13' 0" x 10' 0" (3.96m x 3.05m)

Views to the rear.

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle, thermostatic shower, pedestal wash hand basin with mixer taps, low flush WC, ceramic tiled floor.





BEDROOM (2):
12' 0" x 8' 10" (3.66m x 2.69m)



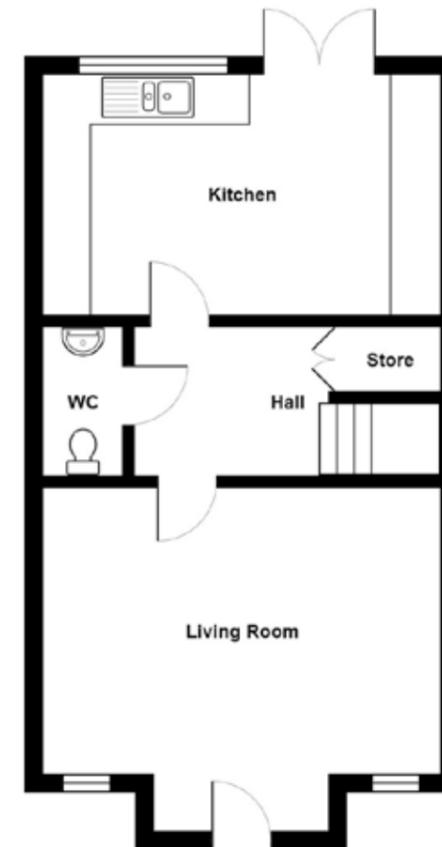
BEDROOM (3):
12' 0" x 7' 5" (3.66m x 2.26m)



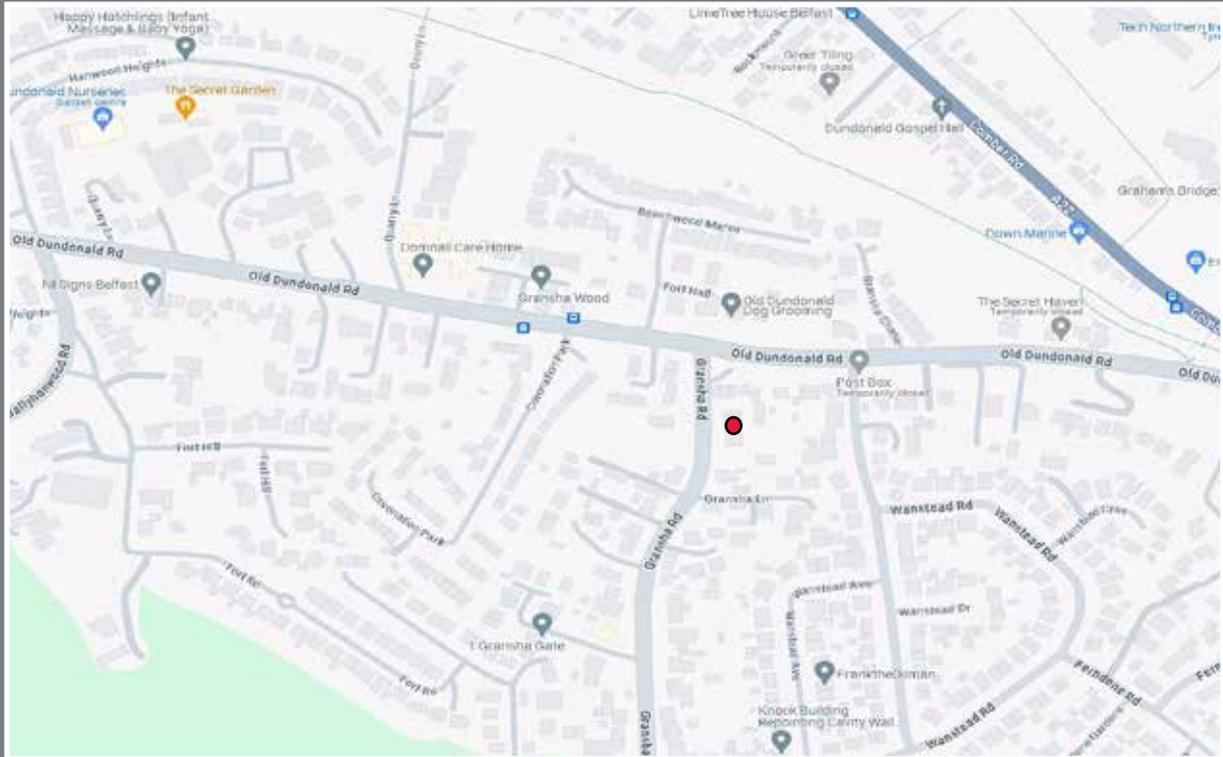
BATHROOM:
White suite comprising: Panelled bath with mixer taps and thermostatically controlled shower fitting, pedestal wash hand basin with mixer taps, low flush WC, partly tiled walls, ceramic tiled floor.

LANDING:
Access to Roofspace (Partly floored with light) via aluminium ladder.

OUTSIDE
Terraced paved patio area to the rear.
Driveway parking for two cars to the front.



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: SHJD/L/23/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC REF: 2020-9922-1170-3796-4895

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