



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

7 GRACE HILL | Dundonald
ASKING PRICE £179,950

Scan for Property Details
and to Arrange a Viewing





Offers Around £179,950

Townhouse

4 Bedrooms

2 Reception



Property Features

- Deceptively Spacious Modern Town House
- Generous Accommodation Over Three Storeys
- Modern Open Plan Kitchen/Dining/Living Space with French Doors to Rear Decking and Garden
- Lounge with Contemporary Wall Mounted Gas Fireplace
- Four Well Proportioned Bedrooms
- Main Bedroom with En Suite Shower Room
- Two Further Bathrooms
- Separate WC
- Central Heating
- Double Glazing Throughout
- Convenient and Sought After Location Providing Excellent Convenience to Main Arterial Routes for Commuting to Belfast, Newtownards, Bangor, Comber and Holywood
- In the Catchment Area to a Range of Local Schools for all Ages

Accommodation

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

Ground Floor

Spacious Reception Hall

Shower Room

Lounge
14'4" x 10'0"

Bedroom Three / Family Room
11'9" x 10'0"

Lower Ground Floor

WC

Kitchen / Dining / Living Space
23'9" x 13'4"

Bathroom

First Floor

Roofspace

Bedroom One
10'8" x 9'8"

En Suite Shower Room

Bedroom Two
13'2" x 9'8"

Bedroom Four
7'8" x 6'8"

Bathroom

Outside

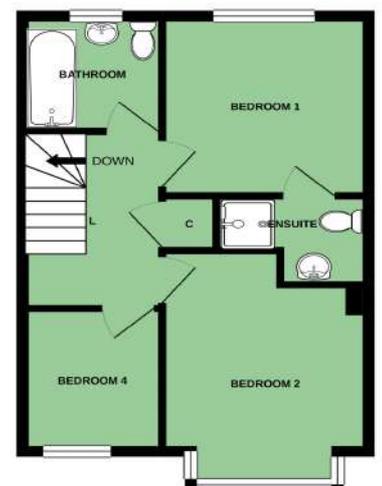
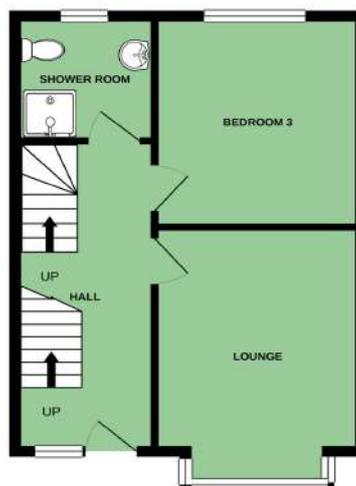
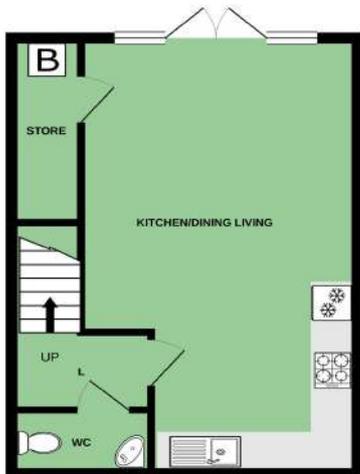
Brick Paviour Driveway

Decked Patio to Rear



Grace Hill is a modern town house cul-de-sac development conveniently located within the heart of Dundonald. Situated just off Grahamsbridge Road, this location provides ease of access to the main arterial routes for city commuting whilst Comber, Newtownards, Bangor and Holywood are also easily accessible. This location lies within the catchment area to a range of local schools.

7 Grace Hill is an easily maintained rustic brick town house, deceptively spacious, providing accommodation over three levels. There are four good sized bedrooms, bedroom one with en suite shower room, and modern open plan kitchen/living space, to the lower ground, opening through French doors to timber decking and easily maintained rear garden, lounge with contemporary fireplace, family bathroom and shower room. The Ulster Hospital, Stormont Estate and George Best City Airport are close at hand ensuring this property will appeal to a wide and varied range of purchaser.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Travelling country-bound along the Comber Road turn left into Grahamsbridge Road. Grace Hill is located second on the left hand side. Number 7 can be found at the bottom of the cul-de-sac. Alternatively, travelling country-bound along the Upper Newtownards Road turn right at the traffic lights into Robb's Road and then left onto Church Road which becomes Grahamsbridge Road, turning right into Grace Hill.



Viewing

By appointment through agent.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		
	75	76

North Down / Holywood Branch

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