



JOHNMINNIS

ESTATE AGENTS &
LETTING SPECIALISTS

53 GRANGEWOOD ROAD | Dundonald
ASKING PRICE £299,950

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Asking Price £299,950
Detached
4 Bedrooms
3 Receptions



Property Features

- Exceptionally Well-Presented Detached Family Home
- Convenient and Sought-After Residential Location Occupying a Prime Site
- Lounge with Contemporary Mains Gas Coal Effect Fire and Outlook to Front
- Separate Family Room
- Bedroom 5/Dining Room
- Kitchen/Dining Space with Access Door to Rear Garden
- Utility Room
- Four Well Proportioned Bedrooms to the First Floor
- Family Shower Room
- Fitted Office Space
- Ground Floor Family Bathroom with Contemporary White Suite
- Floored Roofspace with Velux and Slingsby Ladder
- Oil Fired Central Heating
- uPVC Double Glazing, Cavity Wall Insulation, uPVC Fascia and Guttering
- Ample Driveway Parking
- Detached Garage
- Enclosed South Facing Rear Garden Ideal for Outdoor Entertaining and Children at Play

Accommodation

Ground Floor

Reception Hall

Lounge
16'2" x 12'2"

Dining Room
12'2" x 10'0"

Family Room
12'2" x 10'11"

Kitchen/Dining
12'2" x 12'0"

Utility Room
7'7" x 6'10"

Bathroom

First Floor

Landing

Bedroom One
12'2" x 11'7"

Bedroom Two
12'2" x 10'1"

Bedroom Three
12'2" x 10'2"

Bedroom Four
12'2" x 10'2"

Office Space
6'10" x 5'2"

Family Shower Room

Outside

Detached Garage

Front and Rear Gardens

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



"Located within the popular Grangewood area of Dundonald on a private and generous site this detached family home is sure to attract instant interest and has excellent accommodation with flexibility to have a ground floor bedroom."



Directions

Travelling along the Ballyregan Road, Dundonald, turn right into Grangewood Road. Number 53 Grangewood Road is located on the right hand side. Alternatively, travelling along Canberra Park turn right into Cherryhill Road and at the end of this road turn right.



Viewing

By appointment through agent.

Free Valuation

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North Down / Holywood Branch

44 High Street, Holywood, BT18 9AD

T 028 9042 8888 F 028 9029 3434

property@johnminnis.co.uk



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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		
	62	65