



## 6 Gransha Road, Comber, Newtownards, BT23 5QA

**Asking Price £399,950**

6 Gransha Road is perfectly positioned to benefit from rural views over the surrounding countryside, whilst only be a 10 minute drive from the Castlereagh Road providing an easy commute to Belfast, making the school drop of a breeze. The property itself is positioned on a lovely level site, just over 0.6 acres of mature trees & manicured lawns offering fantastic well proportioned accommodation. Comprising four double bedrooms, two reception rooms, modern fitted kitchen and white bathroom suite this home also benefits from a fantastic roof space that could be developed if the extra accommodation is required (subject to building control approval).

Outside the property is approached by a tarmac driveway leading to large detached garage (26'9 x 22'7) and additional storage facilities and wooden summer house.

This is a fantastic bungalow on a superb plot!

- Detached Bungalow Set On c0.6 Acre Plot
- Two Reception Rooms
- White Bathroom Suite With Separate Shower
- Oil Heating / Double Glazed
- Large Detached Garage (26'9 x 22'7) + Additional Storage Area
- Four Double Bedrooms
- Modern Fitted Kitchen
- Utility Room With Separate W/C
- Driveway With Ample Parking & Space To Turn
- Mature, Manicured Gardens Laid in Lawns With A Range Of Plants Trees And Shrubs

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	



**Open Entrance Porch**  
Open entrance porch.

**Entrance**



Glass panelled front door with glazed side panels to entrance hall, Oak flooring.



**Lounge 19'8 x 16'4 (5.99m x 4.98m)**



Wood burning stove with granite surround, inset and hearth. Double glass panelled door to dining room. Please note that oak flooring from hallway continues under carpets.





**Dining Room 17'0 x 11'9 (5.18m x 3.58m)**



**Pvc patio doors with glazed side panels. Oak flooring.**



**Modern Fitted Kitchen 18 5 x 15'0 (5.49m 1.52m x 4.57m)**



**Full range of high and low level units, glazed cabinets, wood effect worktops, Centre Island with built in Neff induction hob, overhead extractor fan and breakfast bar. Integrated undercounter fridge, eye level single & microwave combo ovens, plumbed for dishwasher. Spot-lights Tiled flooring. Access to the rear porch.**





**Bedroom One 11'2 x 9'8 (3.40m x 2.95m)**



**Wall to wall sliding robes with mirrored door, hanging space, drawers and shelving.**

**Bedroom Two 11'0 x 10'7 (3.35m x 3.23m)**



**Bedroom Three 11'2 x 11'0 (3.40m x 3.35m)**



**Bedroom Four/Sitting Room 15'0 x 11'0 (4.57m x 3.35m)**



**Double built in robes.**

### Inner Hallway

Access to boiler room.

Access at 2 points via fold down ladders to roof space. A fantastic space that offers superb development potential subject to Building Control approval

### Utility Room

Plumbed for automatic washing machine and vented for tumble dryer. Sink unit with mixer taps.

### Separate w/c

Low Flush w/c

### White Bathroom Suite



Comprising panelled bath with mixer taps, wash hand basin with mixer taps and storage below, vanity mirror above, low flush w/c. Separate shower cubicle with power shower attachment supplied from hot water tank and separate electric shower unit, chrome shower attachments. Part tiled walls, spotlights.





Outside Front



Garden in lawn.





**Detached Garage 26'9 x 22'7 (8.15m x 6.88m)**



**Electric roller door. Light and power. w.c**

## Storage Shed



## Outside

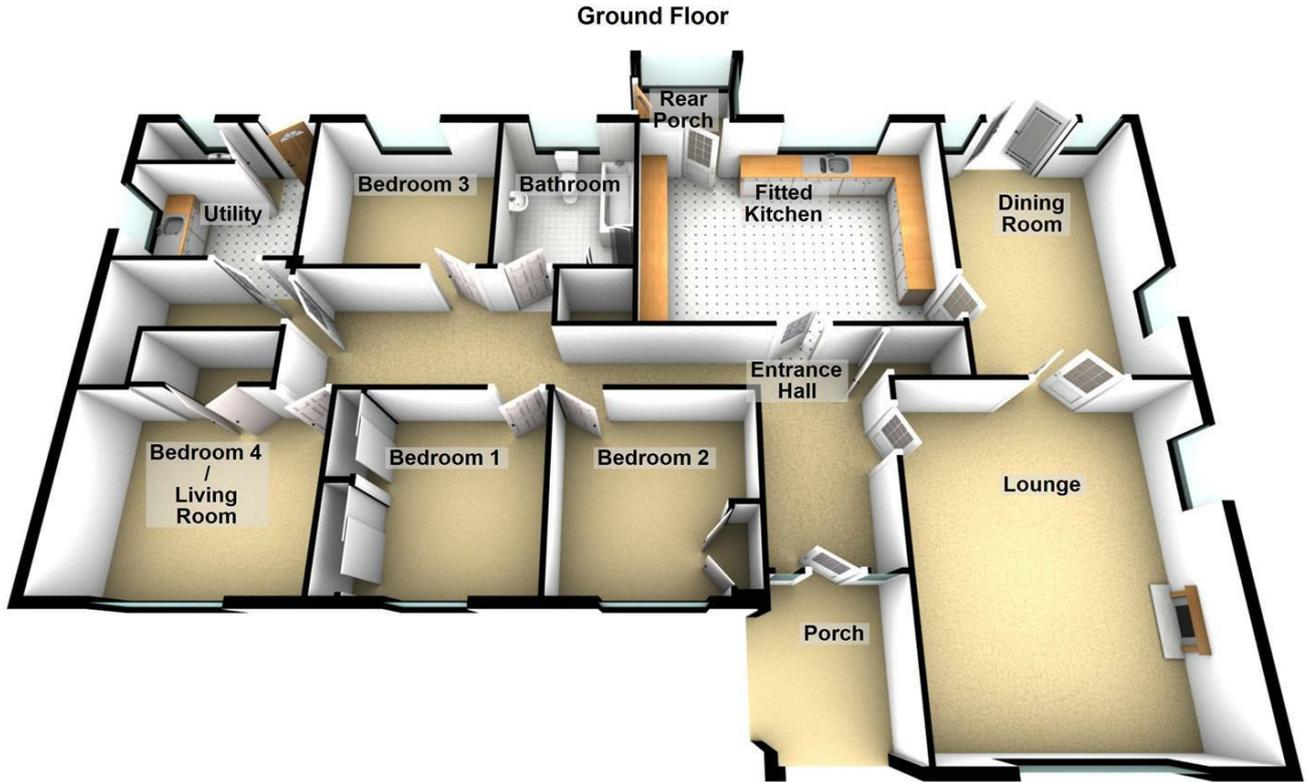


Mature garden laid in lawn to front side and rear. Mature trees.  
Summer house with wooden decking.

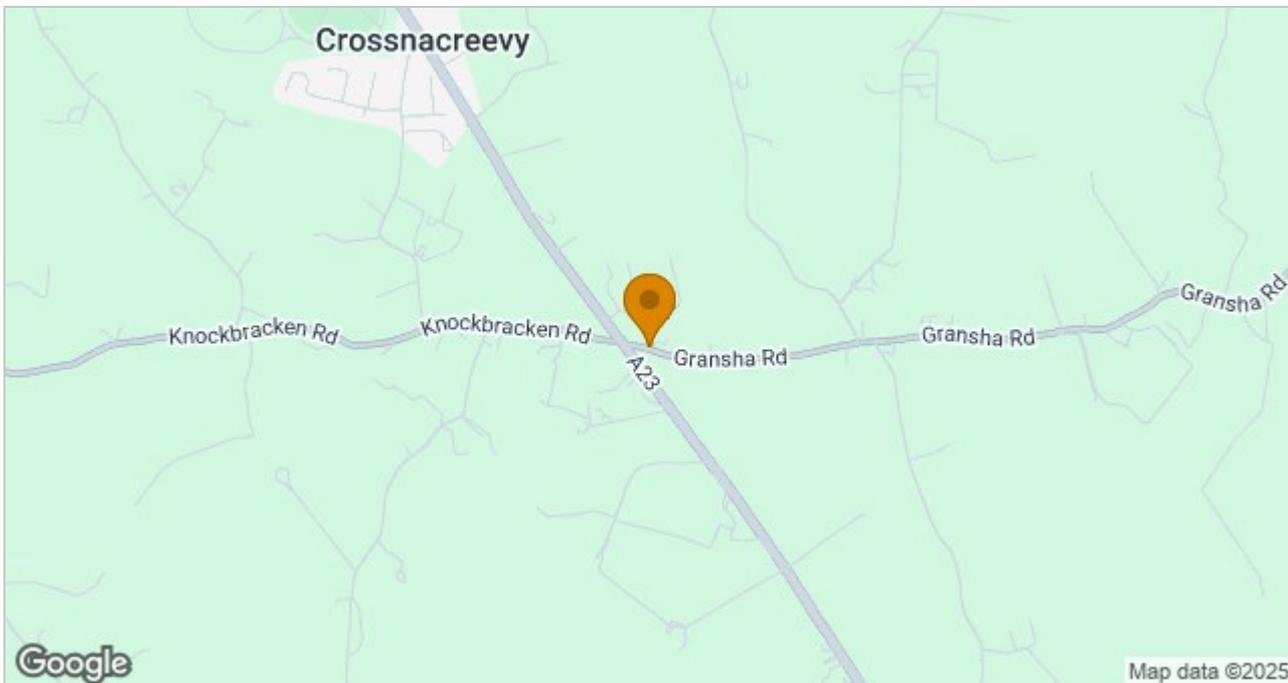




## Floor Plan



## Area Map



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