



5 GRAHAMSBRIDGE PARK

Dundonald BT16 2DE

Offers Around
£235,000



DETACHED

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The property offers excellent potential for a range of purchasers, providing well-proportioned accommodation and an opportunity to modernise or extend, subject to the necessary planning consents.

KEY FEATURES

- Detached family home on a generous and private end site
- Quiet cul-de-sac position within a popular residential area of Dundonald
- Excellent potential to modernise or extend, subject to necessary consents
- Bright reception hall
- Front-facing lounge with central open fire
- Separate dining room with pleasant outlook over the rear garden
- Dining room with pleasant outlook over the rear garden
- Three well-proportioned first floor bedrooms
- Principal bedroom with rear outlook and built-in robes
- Additional built-in storage to bedroom three
- Family bathroom with cream suite
- Access to roofspace from first floor landing
- Attached single garage with oil fired boiler and up-and-over door
- Surrounding gardens laid in lawn with mature planting
- Ample driveway parking and peaceful end-of-cul-de-sac setting



ROOM DETAILS

ENTRANCE	FIRST FLOOR
<i>Front Door</i>	<i>Landing</i>
<i>GROUND FLOOR</i>	<i>Bedroom One</i> $11'11 \times 10'10$
<i>Reception Hall</i>	<i>Bedroom Two</i> $12'5 \times 10'10$
<i>Lounge</i> $13'6 \times 12'3$	<i>Bedroom Three</i> $9'3 \times 8'11$
<i>Dining Room</i> $11'11 \times 10'3$	<i>Bathroom</i> $8'1 \times 7'9$
<i>Kitchen/Dining</i> $18'0 \times 11'11$	

OUTSIDE

Attached Garage
 $16'5 \times 9'8$

Gardens & Driveway Parking



DIRECTIONS

Travelling on the Grahamsbridge Road towards the Comber Road turn right onto Grahamsbridge Park, number 5 is situated at the end of the cul de sac.



THE LOCAL AREA

A thriving suburban community on the edge of East Belfast, Dundonald offers convenience and a welcoming local feel. Home to great schools, parks, and the popular Dundonald Ice Bowl, there's plenty for families to enjoy. Shops, cafés, and leisure facilities are all close by, giving the area a lively everyday atmosphere.

Excellent transport links make commuting to Belfast and beyond quick and easy. With affordable homes and a strong community spirit, Dundonald is a fantastic place to settle down.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

OUR BRANCHES

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