



30 HANWOOD HEIGHTS

Dundonald BT16 1XU

Offers Around

£285,000



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30 Hanwood Heights is a beautifully presented family home offering flexible accommodation over three floors, perfectly suited to a variety of purchasers including growing families, professionals, and downsizers.

KEY FEATURES

- Spacious family home with flexible accommodation over three floors
- Well-suited to families, professionals and growing households
- Welcoming reception hall providing a bright and inviting entrance
- Generous lounge and dining area with excellent natural light
- Versatile ground-floor room ideal as a bedroom, office, or hobby space
- Modern open-plan kitchen, living, and dining area at the heart of the home
- Doors from the open-plan space open directly onto a sunny rear garden
- Abundance of space throughout, offering comfort and adaptability
- Well-proportioned bedrooms providing privacy and flexibility for family living
- Thoughtfully designed layouts maximizing usable living space
- Fully enclosed rear garden providing a safe outdoor area for children
- Generous garage and driveway parking for convenience



ROOM DETAILS

GROUND FLOOR	<i>Bedroom One</i> 11'5" x 9'8"	<i>Separate WC</i>
<i>Entrance</i>	<i>Bedroom Two</i> 7'5" x 13'1"	<i>Roofspace</i>
<i>Reception Hall</i>	<i>Bedroom Three</i> 8'2" x 7'10"	OUTSIDE
<i>Lounge</i> 10'9" x 13'4"	<i>Family Shower Room</i>	<i>Garage</i> (20'3" x 12'7")
<i>Dining Room</i> 8'1" x 9'8"	LOWER GROUND FLOOR	<i>Driveway, Decking & Garden</i>
<i>Bedroom Four / Office</i> 8'1" x 11'3"	<i>Open Plan Kitchen / Living / Dining</i> (19'2" x 18'3")	
FIRST FLOOR		



DIRECTIONS

Travelling on East Link Road towards the Old Dundonald Road turn left onto Hanwood Heights, number 30 is located on the left hand side.



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		77	81
		EU Directive 2002/91/EC	

OUR BRANCHES

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