



11 GRANSHA WOOD

Dundonald BT16 2FG

Offers Around

£219,950

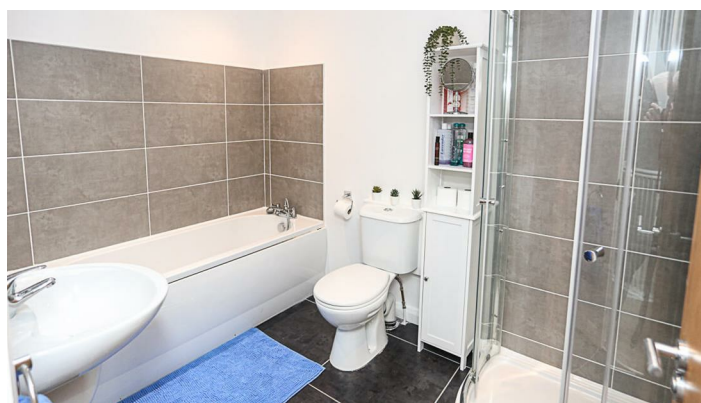


TOWNHOUSE | 3 | 2 | 1

11 Gransha Wood is a beautifully presented three-bedroom mid-townhouse, ideally situated in a highly sought-after residential development. Featuring a charming stone façade and finished to an exceptional standard throughout, this home offers stylish, low maintenance living perfect for first time buyers, young families, or those looking to downsize.

KEY FEATURES

- Stone Facade Town House
- Deceptively Spacious Accommodation
- Bespoke Fitted Modern Kitchen with Range of Integrated Appliances and Ample Dining Area Opening to Rear Garden
- Spacious Lounge with Outlook to Front
- Separate Utility Room
- Ground Floor WC
- Three Well Proportioned Bedrooms
- Primary Bedroom with En Suite Shower Room and Walk-in Storage
- Bathroom with Modern White Suite and Stylish Tiling Detail
- Gas Fired Central Heating



ROOM DETAILS

ENTRANCE

Front Door

GROUND FLOOR

Reception Hall

Lounge

17'7 x 10'2

Kitchen

13'6 x 13'5

Utility Room

Ground Floor WC

FIRST FLOOR

Bedroom Two

12'2 x 11'5

Bedroom Three

13'5 x 11'11

Bathroom

8'11 x 6'3

Second Floor

Landing

Master Bedroom

15'5 x 10'0

En Suite Shower

Room

8'8 x 6'6

OUTSIDE

Enclosed Rear

Gardens & Parking



DIRECTIONS

Travelling along the Old Dundonald Road, country bound, Gransha Wood is located on the left hand side.



THE LOCAL AREA

Dundonald lies east of Belfast and is often considered a suburb of the city. It is home to the Ulster Hospital, Dundonald International Ice Bowl, Dundonald Omnipark (Cinema and various eateries), has a Park and Ride facility for the Glider (Belfast Rapid Transit system), access to the Comber Greenway and several housing developments.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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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