



Bright and spacious throughout, this superb semi-detached home occupies an ideal location within this sought after development. Excellent local amenities in Dundonald, Holywood and East Belfast are all within a short drive, the location is ideal for commuting and schools for all ages.

Offering excellent accommodation throughout, the property itself comprises a large lounge with feature fireplace, a good sized kitchen open plan to dining room. On the first floor there are three well-proportioned bedrooms as well as a separate family bathroom. Externally, there is off-street driveway parking and a good sized rear garden with sunny aspect, making it ideal for families.

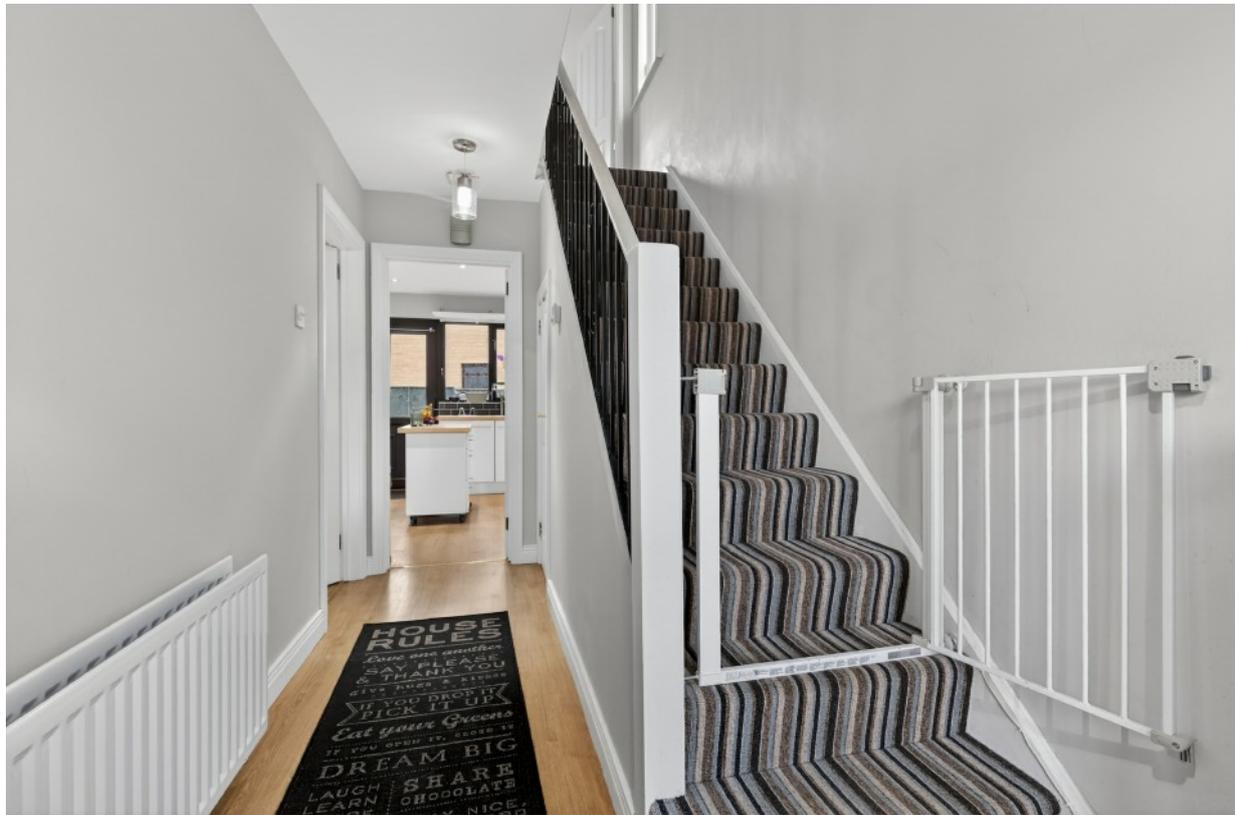
Early viewing highly recommended.

Offers Over
£235,000

21 Grangewood
Crescent,
Dundonald,
BT16 1GD

Viewing by
appointment with
& through agent
028 9065 0000

| Energy Rating | | |
|---------------------------------------------|---------|-----------|
| Epc Type: Domestic | | |
| Current: C73 | | |
| Potential: C73 | | |
| EPC Landmark Code: 9208-3039-4203-7034-8204 | | |
| Epc Certificate | | |
| Very energy efficient - lower running costs | Current | Potential |
| A 92-100 | | |
| B 81-91 | | |
| C 69-80 | 73 | 73 |
| D 55-68 | | |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |



- Superb, semi-detached home in popular development
- Three well-proportioned bedrooms
- Living room with feature fireplace
- Modern kitchen with appliances, open to:
 - Dining area and double doors to rear
 - Family bathroom on first floor
- Detached garage / driveway parking
- GFCH / double glazing throughout
- Landscaped garden with sunny aspect
- Convenient to transport links to Belfast and Bangor
- Excellent amenities, parks and schools all close by
- No onward chain

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Wood effect flooring. Understairs storage.

LIVING ROOM: 14' 8" x 12' 6" (4.46m x 3.8m) Wood effect flooring. Cornice ceiling. Feature fireplace with wooden surround and mantle.



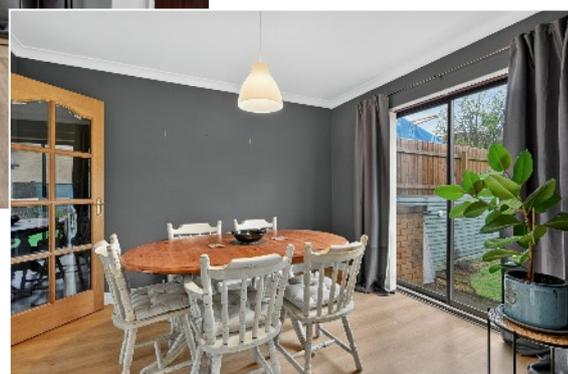
KITCHEN: 11' 5" x 9' 9" (3.47m x 2.97m) Range of high and low level units, work surfaces. Stainless steel sink unit with mixer tap. Space for oven and hob. Integrated fridge freezer and dishwasher. Under unit lighting. Island unit. Tiled splashback. Spotlights. Wood effect flooring. uPVC door to rear.



Open plan to . . .

DINING AREA: 11' 5" x 9' 3" (3.47m x 2.81m)

Wood effect flooring. Sliding glazed doors. Cornice ceiling.



First Floor

LANDING: Storage cupboard.

PRINCIPAL BEDROOM: 12' 1" x 11' 5" (3.69m x 3.49m) Wood effect flooring. Sliding double mirrored built-in wardrobe.



BEDROOM (2): 13' 2" x 8' 10" (4.01m x 2.68m) Wood effect flooring.



BEDROOM (3): 10' 2" x 9' 11" (3.11m x 3.02m) Wood effect flooring.



BATHROOM: White suite comprising low flush wc. Floating wash hand basin with mixer tap. Wall-mounted cabinet. Panelled bath with thermostatic shower and glass screen. Fully-tiled walls, tiled floor. Spotlights.



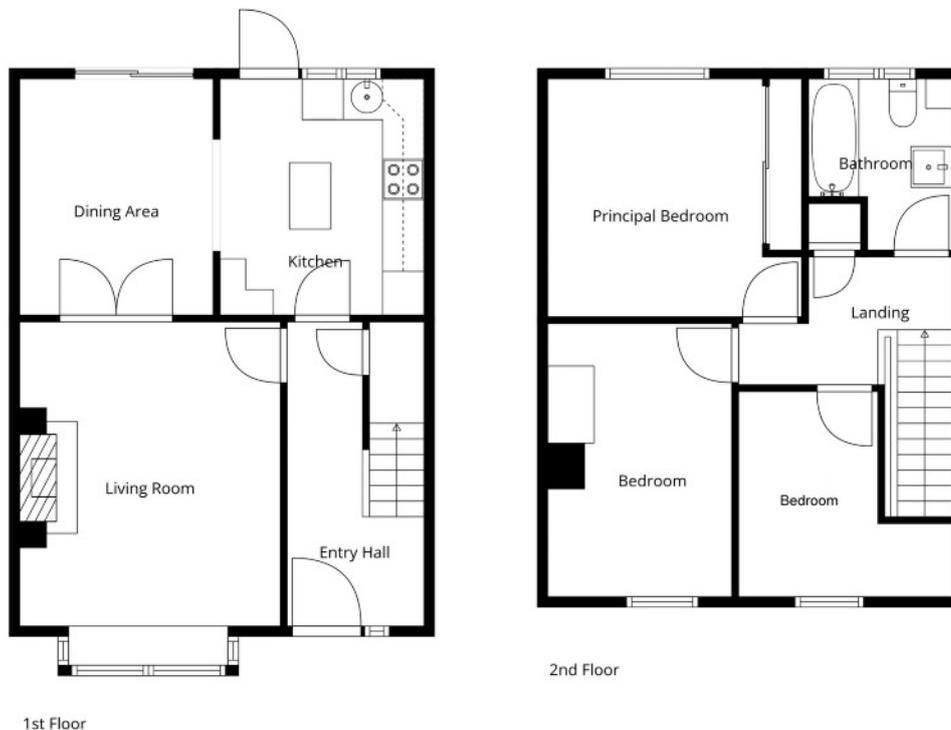
Outside

GARAGE: Up and over door. Power and light. Plumbed for washing machine, space for tumble dryer.

FRONT: Driveway parking. Garden laid in lawn.

REAR: Enclosed rear garden laid in lawn. Additional patio area. Mature shrubbery and flower beds. Outside light and tap.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From the bottom of Ballyregan Road turn into Grangewood Road, continue along to the end, turn left into Grangewood Avenue and right again back onto Grangewood Road, continue along and 21 Grangewood Crescent on your left hand side.

Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.