

Newtownards

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Opening Hours

Monday to Friday 9.00am to 5.30pm

Saturday 10.00am to 12.30pm

2 GRANGEWOOD AVENUE, DUNDONALD, BELFAST, BT16 1GA



PRICES FROM £235,000

- Highly Specified Detached Family Home with Well Presented Accommodation
- Well Proportioned Lounge with Maple Floor Plus Separate Dining Room Open Plan to Family/Sun Room
- Four Bedrooms Including Master With Shower Room Ensuite
- Modern, Well Fitted Kitchen with Built-In Appliances and Separate Utility Room
- Luxury Ground Floor Bathroom with Shower Including Whirlpool Bath
- Gas Fired Central Heating

Lindsay Fyfe & Co (Newtownards) 028 9181 3808

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2 Grangewood Avenue, Dundonald, Belfast, BT16 1GA

Extended to enhance its practical and adaptable layout, this excellent home will appeal to the busy family who will appreciate its close amenities including schools, Dundonald hospital, Stormont and commuting routes to the city centre.

Upgraded with a high specification and offering many interesting features, the property must be viewed to appreciate its quality of finish and comfortable atmosphere.

Worthy of particular note is the enclosed and private rear garden with Koi pond and brick built summer house boasting an inglenook firespace and folding doors opening to a lawn area for summer barbeques.

Entrance PorchPVC double glazed door and matching side panel to \tilde{A} ?????? \tilde{A} ????? \tilde{A} ????? \tilde{A} ???? \tilde{A} ???? \tilde{A} ??? \tilde{A} ?? \tilde{A} ?? \tilde{A} ?? \tilde{A} ? \tilde{A} !.. Entrance Hall:Cloaks cupboard under stairs.Lounge 4.88m x 3.66m (16 x 12)

Appealing slate fireplace with Beech surround, slate hearth, maple strip flooring, wired for surround sound, ornamental plaster cornice and ceiling rose. Dining Room 3.61m x 3.3m (11'10 x 10'10)

Herringbone laminate wood effect strip flooring, French doors to rear garden, recessed LED spotlighting. Deluxe Kitchen 3.78m x 3.61m (12'5 x 11'10)

Excellent range of modern high and low level Shaker style units incorporating glazed display cabinets, wine racks, pull out larder unit and display shelving, concealed lighting under, laminate work surfaces, inset 1,5 tub single drainer stainless steel sink unit, mixer taps, Bosch integrated dishwasher, oven and Hotpoint microwave, island breakfast bar, Bosch 5 ring gas hob, inset to polished granite work top and stainless steel extractor hood, wall tiling, recessed LED spotlighting, Amtico tiled floor, wired for wall mounted flat screen. Utility Room2.08m x 2.06m (6'10 x 6'9)

Range of high and low level units, laminate work surfaces, plumbed for washing machine and American style fridge/freezer, recessed LED spotlighting, Amtico tiled floor. Bedroom $4:3.61m \times 3m (11'10 \times 9'10)$

Ornamental plaster cornice, double built-in robe, desk unit and drawers.Luxury BathroomModern





white suite comprising Whirlpool bath with mixer taps, suspended vanity unit with mixer taps, low flush wc, corner shower cubicle with Mira thermostatically controlled shower unit, high gloss porcelain tiled floor, and part wall tiling, recessed LED spotlighting, feature wall mirror, ornamental plaster cornice, heated towel rail/radiator. LandingAccess to eaves storage.Master Bedroom $6.48m \times 3.61m (21'3 \times 11'10)$

Recessed low voltage spotlighting, excellent range of built-in bedroom furniture comprising robes, bed head, book shelf, bedside tables and drawers, access to eaves storage. Shower Room Ensuite: Modern white suite comprising corner shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin mixer taps, low flush wc, ceramic tiled floor, recessed LED spotlighting, partly tiled walls, recessed built-in storage drawers. Bedroom 2Robe, dressing table unit and drawers.Bedroom 33.61m x 3.07m (11'10 x 10'1)

Double built-in robe, range of built-in drawers and storage. Tarmac driveway. Neat, well maintained gardens to the front in lawn with flowerbeds. Enclosed and private rear garden in lawn with raised flowerbeds and feature Koi pond (fish not included). Garden shed with electric points and lighting. Brick built summerhouse with inglenook fireplace, dog grate, tiled floor, light and power, folding doors to garden. Outside hot and cold water tap. Garden lighting including sensor LED lighting (recessed into gable). Outdoor electric sockets on gable walls.

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