

simon**BRIEN**
RESIDENTIAL

23 Greengraves Road,
Dundonald, BT16 1UZ



Offers Over £335,000

Telephone 02891 800700
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KEY FEATURES

- A superb detached chalet bungalow
- Ideally located close to Newtownards, Comber, Dundonald and Belfast City
- Stunning far reaching country views
- In need of modernisation and updating throughout
- Three bedrooms
- Good sized entrance hall
- Lounge with Marble fireplace, gas fire and corner window
- Large formal dining room
- Kitchen offers high and low level Oak units and Cream Aga range
- Small rear pantry
- Bathroom comprising Cream suite
- Shower room on first floor comprising White suite
- Large car port – ideal to store a sports car, touring caravan or leisure boat
- Gardens to front, side and rear of circa 1 acre in lawns, mature trees, hedging patio and well stocked flower beds
- Oil fired central heating system
- uPVC double glazed windows
- New septic tank installed 2022

SUMMARY

This impressive detached chalet bungalow is situated in a quiet rural setting whilst retaining convenience to Belfast City. Ideally set on a level and mature site of circa 1 acre the subject property holds all the attributes to provide a relaxed rural lifestyle whilst also pertaining excellent convenience into Newtownards, Comber and Dundonald. The property, originally constructed in the 1960's has been extended into the roof space and offers flexible accommodation throughout. In need of modernisation and updating the sale of 23 Greengraves Road offers a fantastic opportunity for those seeking a renovation project. Of particular note are the superb far reaching countryside views, which really add to the overall feel for this property's rural setting.

The accommodation comprises: on the ground floor there is a good sized entrance hall, lounge with Marble fireplace, gas fire and corner window, formal dining room, family room, fitted kitchen with high and low level oak units – including Cream Aga range, steps up to a pantry, and bedroom one. Bedrooms two and three are located on the first floor along with a shower room comprising White suite.

Externally the property is approached via a large tarmac drive with more than ample parking available for all the family. The site provides mature surrounding gardens laid out in large lawn areas, selection of mature trees, hedging and well stocked borders. To the rear there is also a good sized car port which may be handy to winter a leisure boat, sports car or touring caravan.

Interest levels are expected to be high, to arrange a viewing appraisal, please contact our Newtownards office on 02891 800700.

THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

Corniced ceiling, ceiling rose, countryside views.



FORMAL DINING ROOM:

18' 9" x 12' 3" (5.72m x 3.73m)

Dual aspect, corniced ceiling and ceiling rose, views to Countryside.



LOUNGE:

17' 11" x 11' 10" (5.46m x 3.61m)

Attractive marble fireplace, gas fire, wall light points, corner window with countryside views.





FAMILY ROOM:
25' 7" x 12' 5" (7.8m x 3.78m) At widest points.

Attractive marble fireplace, gas fire, polished wooden mantle, corniced ceiling, ceiling rose, triple aspect with countryside views.



DELUXE KITCHEN:
12' 11" x 12' 11" (3.94m x 3.94m) At widest points.

1.5 tub single drainer sink unit with mixer taps, range of high and low level oak units, Formica roll edge work surfaces, Cream Aga range, plumbed for washing machine, recess for fridge, display cabinet, wall tiling, ceramic tiled floor, views to countryside to rear.



Steps up to:

PANTRY:
9' 9" x 4' 6" (2.97m x 1.37m)

Belfast sink, Formica roll edge work surfaces, countryside views.



BATHROOM:

Cream suite comprising: Panelled bath with mixer taps, pedestal wash hand basin with mixer taps, low flush WC, wall tiling, tongue and groove ceiling, countryside views, concealed hotpress with copper cylinder and immersion heater.



BEDROOM (1):
15' 6" x 9' 10" (4.72m x 3m) At widest points.

Vanity sink unit, countryside views.



FIRST FLOOR

BEDROOM (2):
12' 4" x 11' 0" (3.76m x 3.35m)

Built in robe, dual aspect, eaves access, countryside views.



BEDROOM (3):
16' 0" x 11' 0" (4.88m x 3.35m)

Countryside views, large linen cupboard, built in robe.



SHOWER ROOM:

White suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, linen cupboard, eaves access, countryside views.



OUTSIDE

LARGE INTEGRAL STORE

CAR PORT:
27' 8" x 12' 5" (8.43m x 3.78m)

Gardens to front, side and rear totalling 1 acre laid out in large lawns, well stocked flowerbeds in shrubs, plants and bushes, collection of trees around the garden, summerhouse, pond, hedging, stunning countryside views, outside light, outside water tap, garden shed.

Extensive tarmac driveway with ample parking for all the family, a touring caravan or a leisure boat.



23 Greengraves Road, Dundonald (Ground Floor)

Plans for illustrative Purposes Only

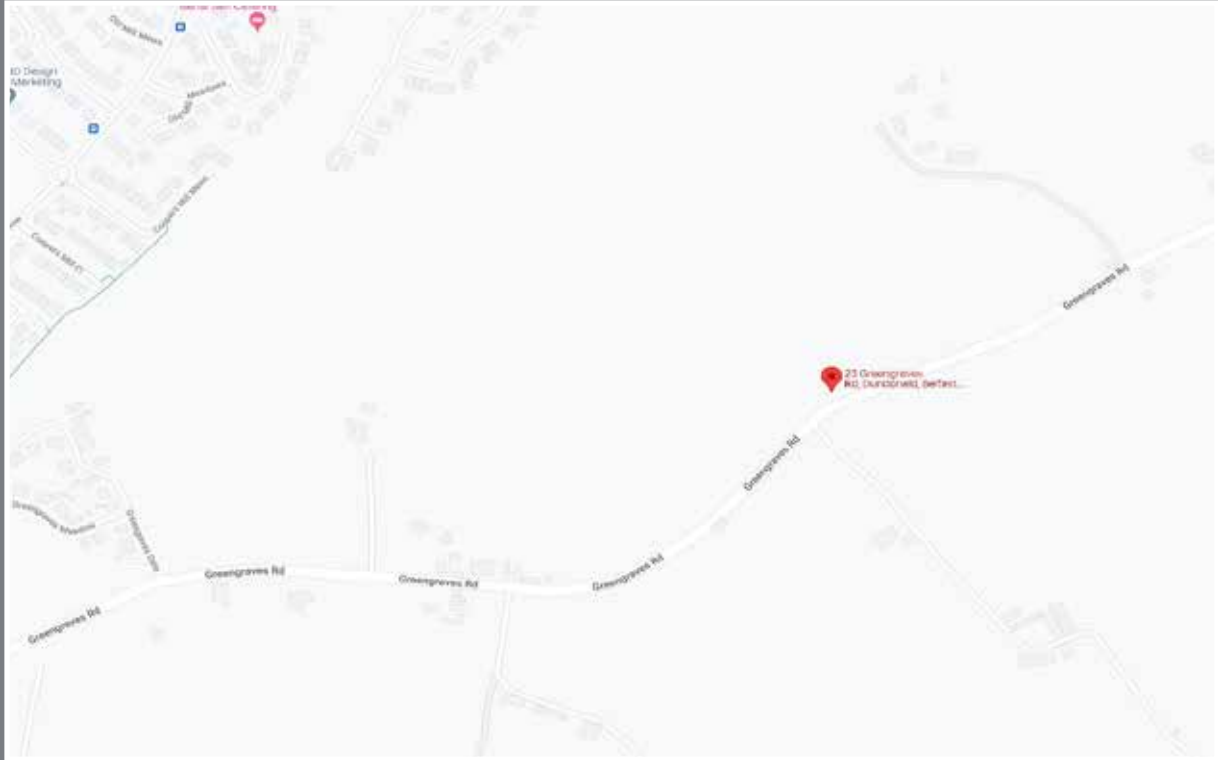


23 Greengraves Road, Dundonald (1st Floor)

Plans for illustrative Purposes Only



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/C/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	31 F	
1-20	G		

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