

**Tim Martin**  
.co.uk



**12 Ardmore Heights  
Ballygowan  
BT23 5TU**

**Offers Around  
£285,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

Set on a large, well-maintained site, this lovely family home offers flexible accommodation that can easily adapt to suit the needs of most families.

A bright and spacious entrance hall leads into the well-proportioned lounge and dining room, featuring an open fire – perfect for cosy evenings and entertaining alike. The kitchen offers luxury integrated appliances and an abundance of storage.

The lower ground floor provides a versatile family room, offering additional space for relaxation or hobbies, and a laundry room, both rooms open out to the rear garden and patio area. This level is completed by a double integrated garage, offering ample space for vehicles and storage.

Upstairs, the first floor is home to three generous and well-proportioned bedrooms, including a principal bedroom with en suite shower room, and modern bathroom.

The rear garden is undoubtedly a highlight of the property, beautifully laid out in rolling lawns and partially bordered by a mature stand of trees, offering an excellent level of privacy. This is an ideal place for children and pets to enjoy, while the patio area provides the perfect setting for BBQs and summertime entertaining.

Located in the ever-popular Ardmore Development, this home is within walking distance of Ballygowan Village, hosting a pharmacy, butcher and convenience stores. Also close by is Alexander Dickson Primary school and public transport links to secondary schools in Comber, Saintfield and greater Belfast, as well as good road networks for those needing to commute.

With its adaptable accommodation and generous yet easily maintained gardens, this home is ideal for a wide range of family needs. Whether you're looking for extra space to accommodate growing children, a home office, or separate living quarters, this property offers the flexibility to suit various lifestyles.

## FEATURES

- Detached Family Home set on a Generous Site
- Open Plan Lounge and Dining Room, with Open Fire
- Modern Kitchen with Luxury Integrated Appliances and Generous Storage
- Separate Family Room with Adjoining Laundry Room
- Three Well Proportioned Bedrooms – Principal with En Suite
- Modern Bathroom with Large Storage Cupboard
- Gas Central Heating and Double Glazing in uPVC Frames
- Double Integrated Garage with Inspection Pit
- Expansive, Yet Easily Maintained Rear Gardens Laid Out in Lawns with Patio Area
- Within Walking Distance to Ballygowan Village and Public Transport

## **Steps Leading To:-**

Upvc glazed entrance door with matching glazed side panels.

## **Entrance Hall**

Oak tongue and groove floor; glazed double doors leading to:-

## **Lounge / Dining Area**

**25'4 x 17'3 (7.72m x 5.26m)**

(Maximum L Shaped)

Gas fire with embossed inset and limestone fire surround set on a slate hearth; tv aerial and telephone connection point; oak tongue and groove floor; wired for wall lights; corniced ceiling.

## **Kitchen**

**14'10 x 11'10 (4.52m x 3.61m)**

Extensive range of high and low level cupboards and drawers including single drainer stainless steel sink unit with chrome swan neck mixer tap; marble worktops; Miele 5 ring gas hob with Bosch stainless steel extractor unit and light over; Bosch double electric ovens; integrated Bosch fridge/freezer; 12v spotlights; part tiled walls; ceramic tiled floor; door to rear garden.

## **Steps Down To:-**

## **Family Room**

**14 x 12'4 (4.27m x 3.76m)**

(Maximum measurements)

Oak tongue and groove floor; feature beamed ceiling; tv aerial connection point; double glazed french doors to rear patio and gardens.

## **Laundry Room**

**12'1 x 5'11 (3.68m x 1.80m)**

Good range of high gloss high and low level cupboards incorporating single drainer stainless steel sink unit with chrome swan neck mixer tap; formica worktop and stainless steel splashback; space and plumbing for washing machine; tumble dryer and fridge / freezer; glazed door to rear; wood laminate floor; Pvc tongue and groove ceiling; LED spotlights; Ideal gas fired boiler; glazed door to:-

## **Integral Double Garage**

**20'4 x 15'8 (6.20m x 4.78m )**

Double electric roller doors; light and power; inspection pit.

## **Steps To:-**

## **Bedroom 1**

**13'1 x 10'1 (3.99m x 3.07m)**

## **Bedroom 2**

**13'2 x 10'0 (4.01m x 3.05m )**

## **Bathroom**

**7'9 x 6'5 (2.36m x 1.96m)**

White suite comprising P shaped bath with thermostatically controlled shower with adjustable and rain shower heads; glass shower screen; close coupled wc; vanity unit with wash hand basin with mono mixer tap and drawers under; illuminated mirror over; Pvc tiled walls and floor; Pvc tongue and groove ceiling; LED spotlights; extractor fan; storage cupboard with shelving; vertical radiator.

### Bedroom 3

12'1 x 12'1 (3.68m x 3.68m)

### En Suite Shower Room

7'11 x 5'1 (2.41m x 1.55m)

White suite comprising walk-in shower with thermostatically controlled shower and adjustable and rain shower heads with glass folding shower door; side panels; close coupled wc; vanity unit with wash hand basin with mono mixer tap and cupboards under; illuminated mirror over; Pvc tiled walls and floor; Pvc tongue and groove ceiling; LED spotlights; extractor fan.

### Outside

#### Front

Bitmac drive with ample parking; lawn laid out in grass; flowerbed planted with selection of ornamental and flowering shrubs.

#### Rear

Rear gardens laid out in lawns and bounded by strand of fir trees and planted in a selection of ornamental and flowering trees and shrubs; flagged patio area; two outside taps.

### Capital Rateable Value

£185,000 = Rates Payable £1690.35 per annum (approx)

### Tenure

Leasehold

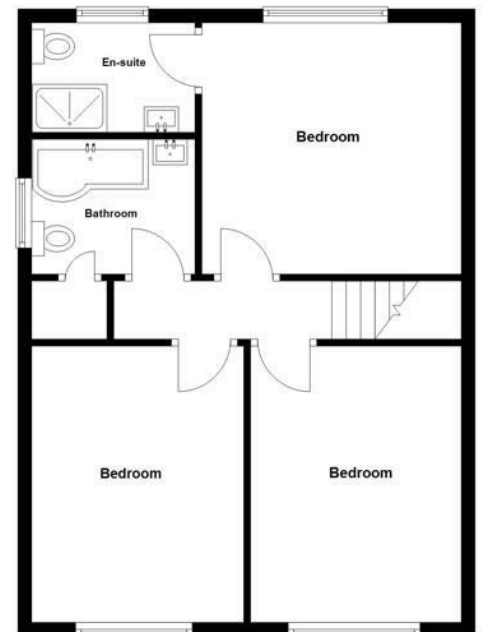
### Ground Floor

Approx. 111.5 sq. metres (1199.9 sq. feet)



### First Floor

Approx. 54.4 sq. metres (585.1 sq. feet)



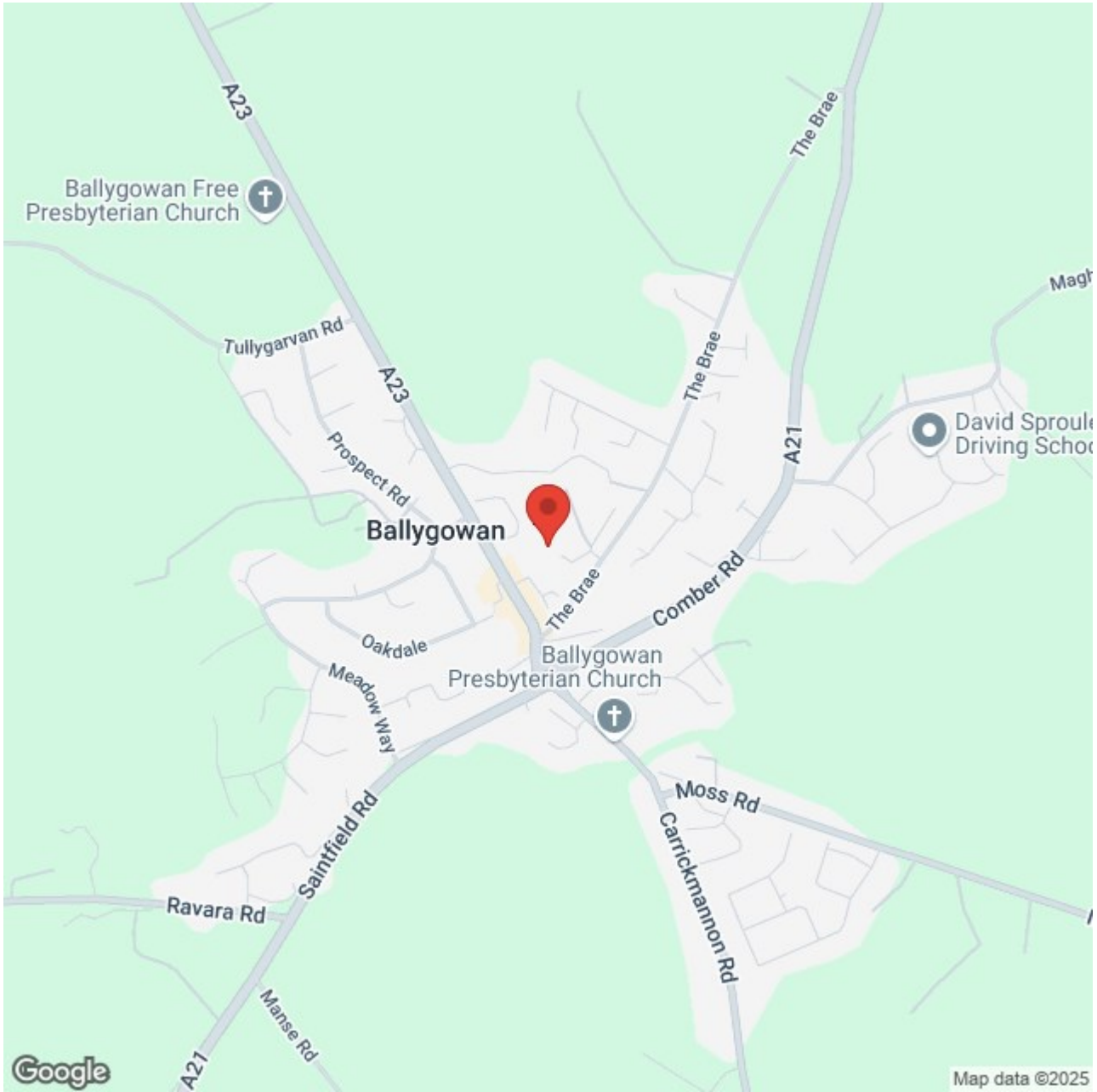
Total area: approx. 165.8 sq. metres (1785.0 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.









Google

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Comber  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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