



4 Prospect Crescent, Ballygowan, BT23 6LR

Asking Price £185,000

Situated only a few minutes walk from the centre of Ballygowan, this spacious semi detached home represents an excellent opportunity for both the first time buyer or for those hoping to upsize and at the same time stay close to all the local amenities. The accommodation comprises three good size bedrooms, a bright and spacious lounge, a solid wood fitted kitchen, a separate dining room, a white bathroom suite and a conservatory. In addition to an oil heating system, with a new condensing boiler the windows are double glazed. This property benefits from parking to the front for at least 3 cars. This in turn leads to a detached garage. Outside there are low maintenance gardens to the rear and also to the front. Set in a small cul de sac, this chain free home represents an excellent opportunity to acquire a spacious home in a popular residential location.

- Semi detached home
- Bright and spacious lounge
- Conservatory
- Oil fired central heating
- Garage
- Three good size bedrooms
- Separate dining room
- Solid wood kitchen
- Double glazed windows
- Off street parking to the front and gardens to the rear

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(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		

The accommodation comprises

Pvc double glazed front door to the entrance hall.

Entrance hall

Laminate flooring, under stairs cloaks.

Lounge 15'9 x 14'1 (4.80m x 4.29m)



Laminate flooring, Brick fireplace with raised tiled hearth.

Dining room 11'5 x 10'1 (3.48m x 3.07m)



Laminate flooring, access to the conservatory

Conservatory 10'3 x 8'7 (3.12m x 2.62m)



Laminate flooring.

Kitchen 12'9 x 9'9 (3.89m x 2.97m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and double oven, extractor fan, plumbed for washing machine, integrated fridge / freezer, tiled floor, larder storage. Side door access.

1st floor

Landing, hot press and access to the roof space.

Bedroom 1 13'6 x 10'4 (4.11m x 3.15m)



Laminate flooring, built in bedroom furniture.

Bedroom 2 12'2 x 9'3 (3.71m x 2.82m)



Timber flooring, built in robe.

Bedroom 3 9'2 x 8'7 (2.79m x 2.62m)



Timber flooring.

Bathroom 7'8 x 7'1 (2.34m x 2.16m)



White suite comprising panelled bath, Mira shower, low flush w/c, pedestal wash hand basin, fully tiled walls.

Outside

Tarmac driveway with off street parking and also the original front garden area with parking for 3-4 cars. Leading to the garage.

Garage 20'3 x 10'7 (6.17m x 3.23m)

Roller door, light and power, housing oil fired boiler.

Rear gardens

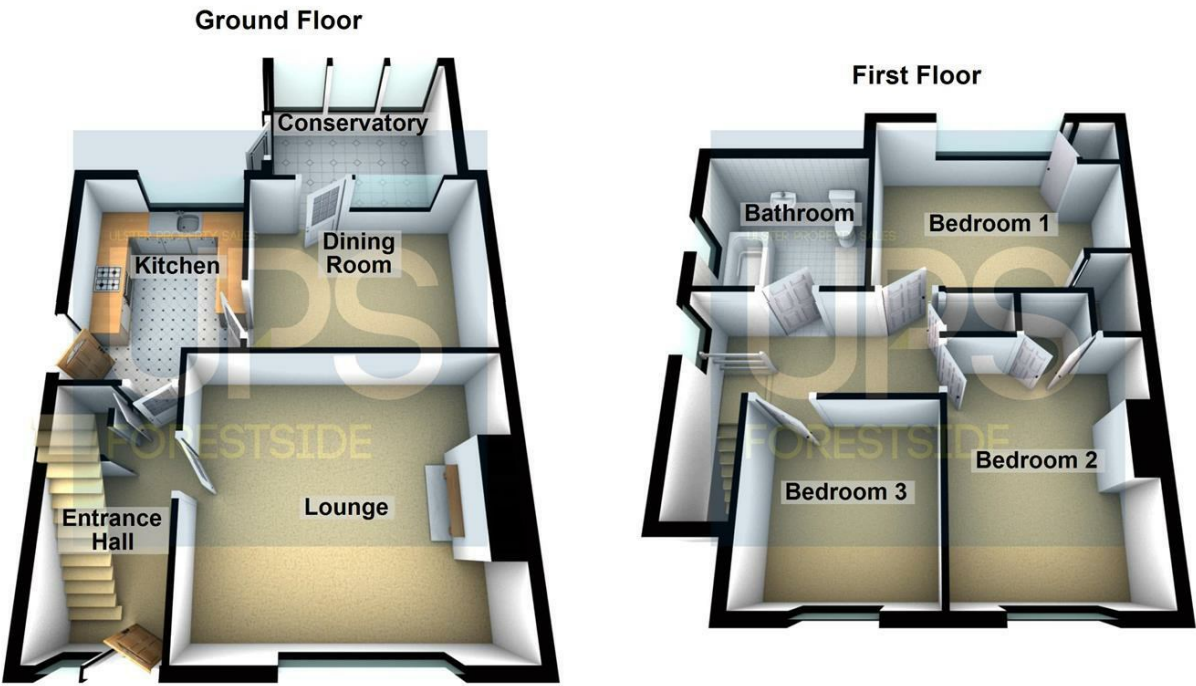


Gardens to the rear laid in lawn, loose stone and decking areas, range of plants, trees and shrubs, pvc oil tank, outside tap.

Rear elevation



Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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