



102 Forge Drive, Ballygowan, BT23 6JZ

Asking Price £199,950

Situated just off the Moss Road only a few minutes walk from Ballygowan, this development is of recent construction and has been consistently popular due to its prime residential location and energy efficiency, appealing to both the first time buyers and the family market alike.

This particular town house offers well appointed and presented accommodation throughout, with three good sized bedrooms, master bedroom with en-suite, family bathroom, a spacious living room with cast iron wood burning stove, and shaker style fitted kitchen with dining area.

Outside the home benefits from a double driveway with ample parking to the front and an enclosed rear garden and patio bordered by timber fencing.

An excellent, modern home, in walk in condition.

- Spacious, Modern Town House
- Spacious Lounge With Wood Burning Stove
- Downstairs w/c
- Gas Heating / Double Glazing
- Enclosed Rear Patio & Garden Laid In Lawns
- Three Double Bedrooms, Master With En-Suite
- Shaker Style Fitted Kitchen / Dining
- White Bathroom Suite
- Double Driveway With Ample Parking
- Only a Few Minutes From Ballygowan

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(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



Panelled front door with fan light to entrance hall, tiled floor. Understairs storage that has been cleverly converted and utilised as dog house for the family pet.

Downstairs w/c



Wash hand basin with mixer taps, low flush w/c, tiled floor.

Lounge 16'7 x 10'7 (5.05m x 3.23m)



Cast iron wood burning stove, set on a granite hearth, wooden mantle. Laminate flooring.

Modern Kitchen / Dining 17'9 x 10'7 (5.41m x 3.23m)



Excellent range of high and low level shaker style fitted units, wood effect work surfaces, 5 ring hob and stainless steel over head extractor fan, eye level oven, integrated fridge freezer. Stainless steel 1 1/4 bowl sink unit with mixer taps. Tiled floor and spotlights. Upvc glazed doors providing access to rear patio and garden.



First Floor

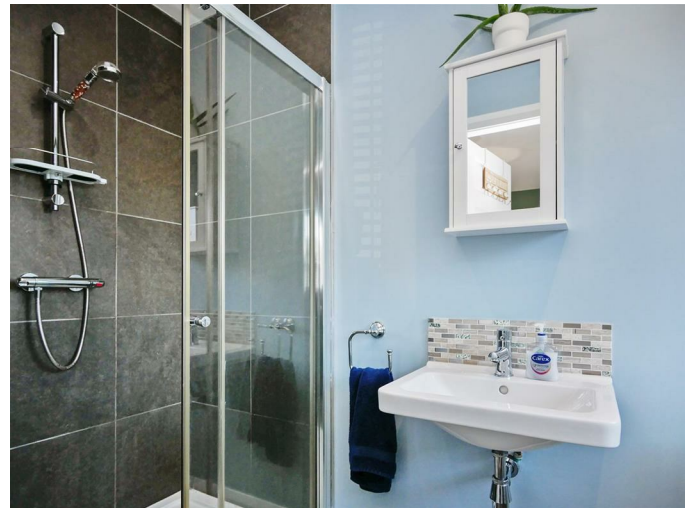


Bedroom One 12'2 x 11'3 (3.71m x 3.43m)



Laminate flooring

En-Suite



Comprising large walk-in shower cubicle with chrome shower unit, wash hand basin with mixer taps & low flush w/c, part tiled walls, tiled floor, spotlights.

Bedroom Two 14'2 x 11'8 (4.32m x 3.56m)



Laminate flooring, built-in storage

Bedroom Three 11'1 x 11'0 (3.38m x 3.35m)



Laminate flooring.

Bathroom Suite



White suite comprising panelled bath with mixer taps and shower unit above, wash hand basin with mixer taps and low flush w/c, part tiled walls, tiled floor.

Landing



Hot press/Storage
Access to roof space via fold down ladder,
floored with light.

Outside Front

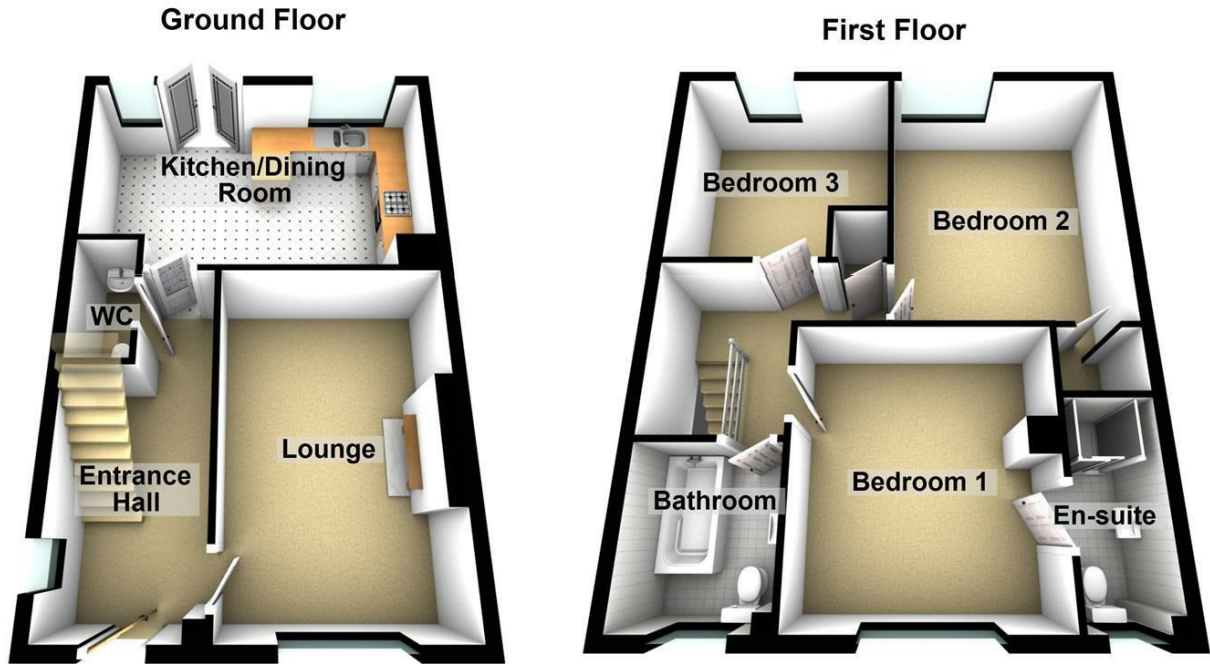
Double driveway with ample parking

Outside Rear

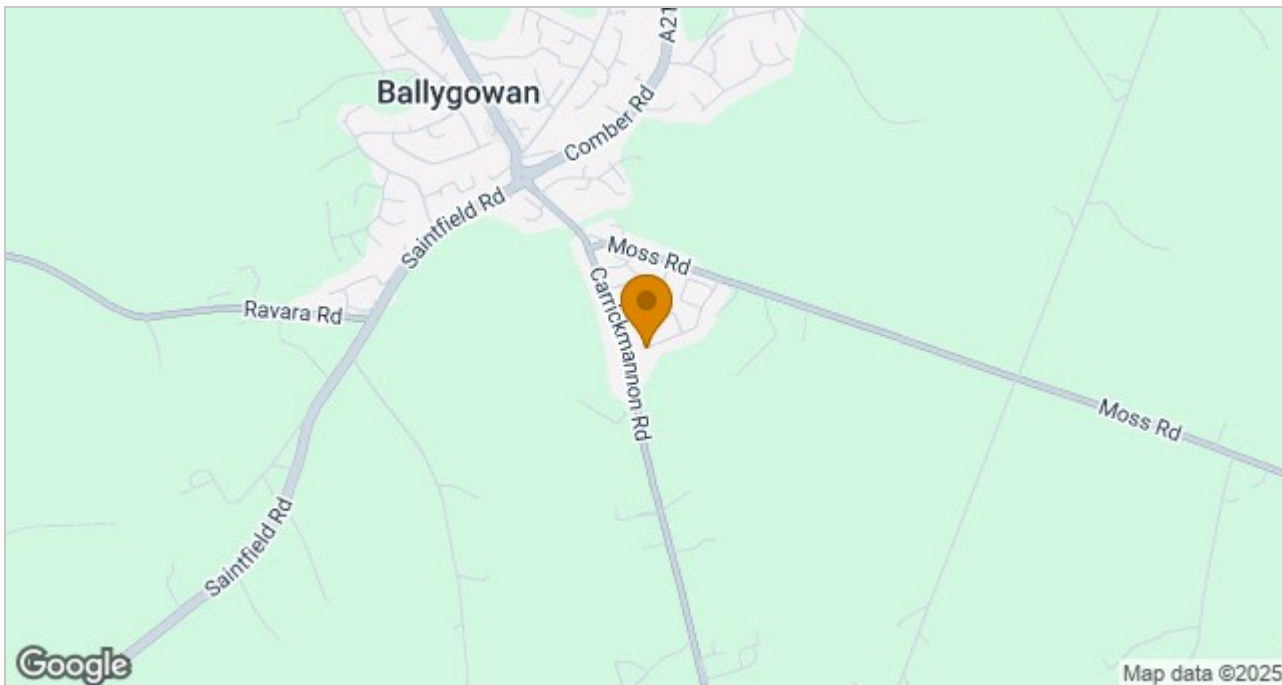


From the kitchen dining access is provided to the enclosed rear decked patio with power point and garden laid in lawns, with raised planters bordered by timber fencing.

Floor Plan



Area Map



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