

Tim Martin
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**28 Prospect Road
Ballygowan
BT23 6LS**

**Offers Around
£199,950**

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SUMMARY

Set in the popular Prospect development, this recently extended and updated semi detached home offers generous living accommodation.

The ground floor enjoys a spacious lounge with open fire, recently installed kitchen with breakfast bar, and dining room opening through to a bright garden room, flooded with natural light extending out to the rear gardens.

Upstairs hosts three well-proportioned bedrooms, two with built in wardrobes, and a family bathroom. The property benefits from generous storage throughout including a floored roofspace accessed via a Slingsby type ladder.

Outside, a spacious driveway provides ample off street parking and leads to the detached garage. The enclosed rear garden is laid out in grass with twin patio areas creating the perfect location for enjoying the sunshine.

This home is within walking distance of Ballygowan Village, hosting a pharmacy, butcher and convenience stores. Public transport links to secondary schools in Comber, Saintfield and greater Belfast are close by, as well as good road networks for those needing to commute.

FEATURES

- Recently Extended and Updated Semi Detached Home
- Spacious Lounge with Open Fire
- Recently Installed Kitchen with Matching Breakfast Bar
- Dining Room Opening to Garden Room with Feature Atrium
- Three Well Proportioned Bedrooms, Two with Built In Wardrobes
- Family Bathroom with Separate Shower
- Oil Fired Central Heating and Double Glazing
- Drive Providing Off Street Parking and Leading to Detached Garage
- Enclosed Rear Garden with Two Patio Areas
- Ideally Located Within Walking Distance of Ballygowan Village and Public Transport

Entrance Hall

Telephone connection point; under stairs storage cupboard.

Lounge

15'7 x 14'3 (4.75m x 4.34m)

Open fire in slate surround; slate hearth; sandstone surround; tv aerial connection point; corniced ceiling.

Dining Room

11'7 x 9'11 (3.53m x 3.02m)

Open plan to:-

Garden Room

15'10 x 12'10 (4.83m x 3.91m)

Double patio doors to rear garden; 12v spotlights; tv aerial connection point; feature atrium.

Kitchen

10'0 x 9'5 (3.05m x 2.87m)

(maximum measurements)

Excellent range of painted effect high and low level cupboards and drawers with feature display cupboard; Franke single drainer compound sink unit with chrome swan neck mixer tap; formica worktop with matching breakfast bar; Zanussi 4 ring ceramic hob with stainless steel extractor unit and light over; Zanussi double electric ovens; integrated Candy fridge / freezer; integrated dishwasher; space and plumbing for washing machine; ceramic tiled floor; part tiled walls; door to side; storage cupboard; telephone connection point.

Stairs to First Floor / Landing

Access to roofspace via slingsby type ladder (floored); hotpress with lagged copper cylinder, Willis type immersion heater and shelving.

Bedroom 1

9'1 x 8'9 (2.77m x 2.67m)

Bedroom 2

11'11 x 8'10 (3.63m x 2.69m)

Double built-in wardrobe with clothes rail and shelving; corniced ceiling.

Bedroom 3

Triple built-in wardrobes with sliding doors (one mirror fronted); fitted with clothes rails and shelving; corniced ceiling.

Bathroom

7'8 x 6'11 (2.34m x 2.11m)

White suite comprising panelled bath with chrome pillar mixer tap and telephone shower attachment; quadrant shower cubicle with Mira Sport electric shower; glass sliding shower doors and side panel; close coupled wc; pedestal wash hand basin with chrome mono mixer tap; chrome heated towel radiator; mirror fronted bathroom cabinet; ceramic tiled walls and floor; pine tongue and groove ceiling with 12v spotlights; twin Fakro ceiling windows.

Outside

Spacious bitmac drive providing ample parking and leading to:-

Detached Garage

21'4 x 9'1 (6.50m x 2.77m)

With roller door; Firebird oil fired boiler; fluorescent light.

Gardens

Front garden laid out in lawns with barked flowerbeds planted with ornamental and flowering shrubs and trees. Enclosed rear gardens laid out in lawn; flagged patio area; steps to raised flagged patio area; outside light and water tap; Pvc oil storage tank.

Capital Rateable Value

£135,000. Rates Payable = £1233.50 per annum (approx)

Tenure

Leasehold

Ground Rent

£35.00 per annum



Total area: approx. 141.7 sq. metres (1525.7 sq. feet)

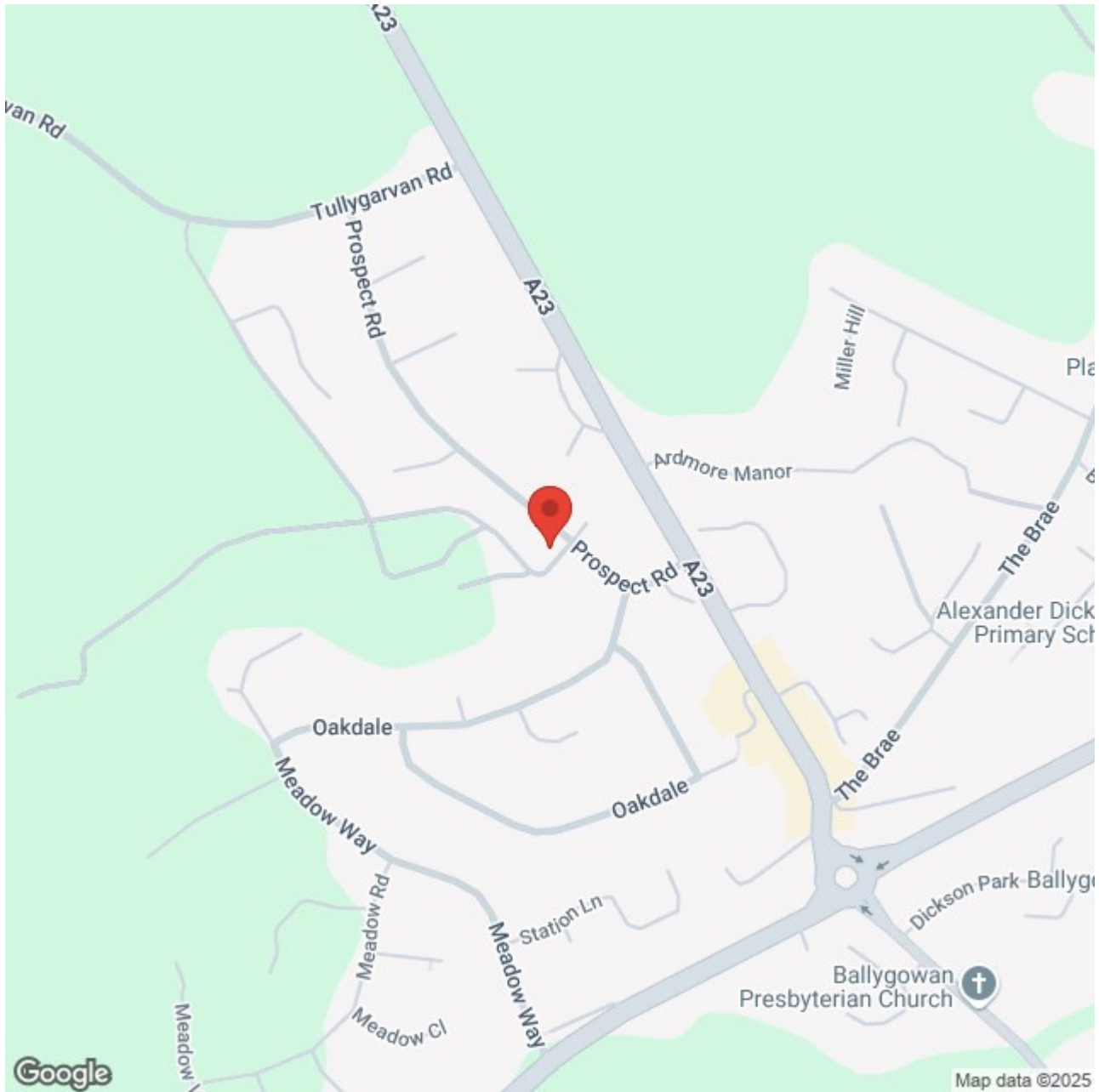
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

28 Prospect Road, Ballygowan









RICS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

Saintfield
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