

# 9 ARDMORE GRANGE

Ballygowan, BT23 5TZ

Offers around £299,950

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#### DETACHED BUNGALOW | $4 \bowtie$ | $1 \oiint$ | $1 \bigoplus$

Beautifully presented detached bungalow situated in the heart of Ballygowan, a quiet family friendly village just a short commute to Belfast and surrounding towns. Ballygowan offers the perfect blend of rural charm and urban convenience with great

transport links and a warm community feel KEY FEATURES

- Beautifully Presented Detached Bungalow Situated in The Heart Of Ballygowan
- Ballygowan is a Family Friendly Village Just a Short Commute to Belfast and Surrounding Towns
- Bright and Spacious Throughout
- Family Lounge with Feature Gas Fire
- Fully Fitted Kitchen with Ample Dining Space
- Additional Utility Room
- Stylish Family Shower Room
- Four Well Proportioned Bedrooms
- Tarmac Driveway Providing Ample Off Street Car Parking
- Fully Enclosed Rear Garden with Countryside Outlook
- Integral Garage
- Shed Providing the Perfect Spot for Home Working or Additional Storage
- Excellent Opportunity Early Viewing Highly Recommended
- Broadband Speed Ultrafast





COMBER BRANCH 028 9187 1212

## **ROOM DETAILS**

#### Ground Floor

- Entrance Hall
- Family Lounge 16'7" x 13'4"
- Kitchen/Dining 13'5" x 13'1"
- Utility Room 10'6" x 5'10"
- Snug/Bedroom Four 10'2" x 9'
- Roof Space

• Bedroom Two 14'2" x 9'9"

• Bedroom Three

10'9" x 9'11"

Ground Floor

• Family Bathroom

• Principal Bedroom 11'1" x 13'2"

#### Outside

- Garage 19'6" x 9'11"
- Shed
- Fully enclosed garden with views over fields behind
- Hot and cold water taps
- Outside lights
- Greenhouse











### DIRECTIONS

Head towards Ballygowan from Comber and take a right turn on to The Brae. Continue along The Brae and take the fourth right on to Ardmore Grange and the property will be on the left-hand side.

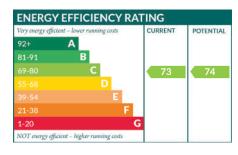






# THE LOCAL AREA

Ballygowan is a busy commuter bypass close to Northern Ireland's capital. *It is a village and townland in the borough* within County Down that is known for the Olivet home. This imposing and austere building has dominated the village since 1886 and is the village's main feature. The building was originally erected as an orphanage by Alexander Orr Reid as a memorial to his only son who was killed in a shooting accident. It was then purchased by Ballygowan Presbyterian Church in 1918.







#### **OUR BRANCHES**

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