

Tim Martin
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**12 Church Hill Park
Ballygowan
BT23 6JF**

**Offers Around
£330,000**

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SUMMARY

A beautifully presented detached family home situated in this popular and convenient residential development set within walking distance of Ballygowan village and public transport.

The property, fitted with oil fired central heating and uPVC double glazing, boasts spacious and versatile accommodation, ideally suited to the needs of both growing and established families. A bright and welcoming entrance hall, complete with a convenient WC, leads to a beautifully appointed lounge featuring an open fire, perfect for cosy evenings. This is complimented by a separate dining room and an additional living room, which could easily serve as a home office or an additional bedroom depending on your family needs. A modern fitted kitchen with range cooker and a casual dining area is ideal for everyday family meals and entertaining. Upstairs, the principal bedroom enjoys the luxury of an ensuite shower room with underfloor heating. Two further well-proportioned bedrooms and a family bathroom, fitted with a stunning white suite, complete the first floor. The lower ground floor comprises of a fourth bedroom (currently being used as a cinema room) and a garage with utility area (currently being used as a games room).

Outside a spacious driveway provides excellent off street parking, whilst the enclosed rear gardens are laid out in lawn with a spacious paved patio area, perfect for entertaining family and friends.

Ballygowan Village, just a short stroll away, provides a range of amenities, including a butcher, pharmacy, convenience stores, and coffee shops, offering everything you need for everyday living. For the commuter, the property is well served by an excellent road network and public transport links, providing easy access to Belfast city centre, Saintfield, and Castlereagh. Ballygowan also offers two primary schools and transport links to secondary schools in Downpatrick, Saintfield, Comber, and greater Belfast, making it an ideal location for families.

FEATURES

- Well Presented Detached Family Home Offering Spacious and Versatile Accommodation
- Four Excellent Sized Bedrooms (One Currently Being Used as a Cinema Room) Including the Principle Bedroom with Ensuite Shower Room
- Spacious Lounge with Open Fire, Separate Dining Room and Living Room (Potentially Firth bedroom)
- Modern Fitted Kitchen with Casual Dining Area
- Family Bathroom Fitted with a Modern White Suite
- Oil Fired Central Heating with Three Channel WiFi Heating Controls, App Enabled and uPVC Double Glazing
- Enclosed Rear Gardens Laid out in Lawn with a Spacious Paved Patio Area
- Spacious Driveway Leading to Integral Garage with Utility Area (Currently Being Used as a Games Room)
- Within Walking Distance of Local Primary Schools, Public Transport and Local Shops
- Convenient to Newtownards, Downpatrick and Belfast for the Commuter

Entrance Hall

Glazed Upvc entrance door with matching side lights; wood laminate floor.

Stairs to Half Landing

Wood laminate floor.

Cloakroom

Lounge 16'11 x 12'10 (5.16m x 3.91m)

Beautiful cast iron fireplace with open fire; slate tiled hearth; stained pine fire surround; TV aerial connection point; wiring for wall lights.

Dining Room 14'1 x 11'1 (4.29m x 3.38m)

(maximum Measurements)

Pine wood strip floor.

WC 6'10 x 5'2 (2.08m x 1.57m)

Modern white suite comprising low flush WC and pedestal wash hand basin with chrome taps; Chinese slate tiled floor.

Living Room / Bedroom 5 12'5 x 11'1 (3.78m x 3.38m)

Telephone connection point.

Kitchen with Casual Dining Area 15'0 x 12'9 (4.57m x 3.89m)

Excellent range of painted finish high and low level cupboards with matching glazed display cupboard incorporating Franke 1½ tub stainless steel sink unit with mixer tap; Leisure Rangemaster range cooker with 4 ring gas hob hotplate and electric hob; concealed extractor fan over; CDA microwave; Sharp dishwasher; Ariston fridge / freezer; formica worktop; tiled splashback; tiled floor; recessed spotlights.

First Floor / Landing

Hotpress with insulated copper cylinder; roof space (floored)

Principal Bedroom 16'3 x 11'1 (4.95m x 3.38m)

Maximum Measurements

Wiring for wall lights; TV aerial connection points.

En Suite Shower Room 11'1 x 5'0 (3.38m x 1.52m)

Stunning white suite comprising walk in tiled shower area with thermostatically controlled shower unit with wall mounted telephone shower attachment; drench shower head over; curved glass shower screen; wash hand basin with mono mixer taps and vanity unit with open shelving under; close coupled WC; towel radiator; tiled floor with under floor heating; recessed spotlights; Velux window.

Bathroom 7'7 x 7'5 (2.31m x 2.26m)

Modern white suite comprising P shaped bath with pillar mixer tap; Mira Sport electric shower with wall mounted telephone shower attachment; fitted glass shower screen; wall mounted wash hand basin with mono mixer taps and vanity unit under; wall mounted WC with concealed cistern; tiled walls and floor; towel radiator; recessed spotlights; Velux window.

Bedroom 2 12'10 x 12'1 (3.91m x 3.68m)

Maximum Measurements

Bedroom 3 12'11 x 10'4 (3.94m x 3.15m)

Stairs to Lower Ground Floor

Under stairs storage cupboard; built in storage cupboard (7'8 x 3'1)

Garage 21'7 12'3 (6.58m 3.73m)

(Currently being used as a games room); up and over door; light and power points; single drainer stainless steel sink unit with mixer taps; built in wood laminate cupboards; space and plumbing for washing machine and tumble dryer; glazed Upvc side door; Riello oil fired boiler.

Bedroom 4 / Cinema Room 19'6 x 11'0 (5.94m x 3.35m)

Outside

Spacious driveway providing excellent off street parking and leading to:-

Gardens

Enclosed rear gardens laid out in lawn; planted with an array of ornamental and flowering shrubs; spacious paved patio area; outside lights and water tap; side access; PVC oil storage tank.

Tenure

Freehold

Capital / Rateable Value

£230,000. Rates payable = £2193.74 Per Annum (approx)



Total area: approx. 223.5 sq. metres (2406.2 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.









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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Comber
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T 028 91 8789596

Saintfield
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