

**Tim Martin**  
— .co.uk



1 Mossvale Park  
Ballygowan  
BT23 6LQ

Offers Around  
£195,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A well presented and spacious semi detached property situated in this quiet residential development on the outskirts of Ballygowan village.

The property offers superbly appointed accommodation over two floors and is perfect for the first time buyer or the growing and established families looking to make an affordable move onto the property ladder. Fitted with oil fired central heating and double glazing the accommodation comprises of a spacious lounge, which opens through to a dining room, modern fitted kitchen, downstairs WC, four excellent sized bedrooms and principal bathroom, fitted with a modern white suite.

Outside, a gravelled driveway leads to the integral garage whilst fully enclosed and easily maintained rear gardens, complete this beautiful home.

Ballygowan village boasts a good selection of local amenities and two excellent primary schools, namely Alexander Dickson and Carrickmannon primary school. For those wishing to commute, excellent road networks and public transport allow for a convenient commute to Newtownards, Carryduff, Dundonald and Belfast.

## FEATURES

- Well Presented And Spacious Semi Detached Property
- Two Reception Rooms
- Modern Fitted Kitchen And Principal Bathroom
- Downstairs WC
- Four Excellent Sized Bedrooms
- Oil Fired Central Heating And Double Glazing
- Spacious Driveway And Integral Garage
- Fully Enclosed And Easily Maintained Rear Gardens
- Close To Ballygowan Village And Local Primary Schools
- Perfect For First Time Buyer, Growing And Established Families

## **Entrance Hall**

Glazed upvc entrance door with matching side panel; wood laminate floor; telephone connection point.

## **WC**

White dual flush wc; tiled floor.

## **Lounge**

**16'5 x 12'1 (5.00m x 3.68m)**

Beautiful marble fireplace with matching hearth; open fire; wood laminate floor; bay window; corniced ceiling; tv aerial connection point; open archway through to:-

## **Dining Room**

**10'8 x 9'7 (3.25m x 2.92m)**

Wood laminate floor; corniced ceiling.

## **Kitchen**

**14 x 12'8 maximum measurements (4.27m x 3.86m maximum measurements)**

Excellent range of gloss high and low level cupboards and drawers with matching glazed display cupboards incorporating single drainer stainless steel sink unit with mixer tap; integrated Neff electric double oven / grill; Neff 4 ring ceramic hob; Neff extractor hood over; Kenwood fridge / freezer; Neff dishwasher; space and plumbing for washing machine; wood laminate worktops with matching upstands; tiled splashback; recessed spotlights; tiled floor; glazed upvc door to rear.

## **First Floor / Landing**

Access to roofspace; hotpress with insulated copper cylinder; possible study area.

## **Bedroom 1**

**9'9 x 9'0 maximum measurements (2.97m x 2.74m maximum measurements)**

## **Bedroom 2**

**14'1 x 8'6 maximum measurements (4.29m x 2.59m maximum measurements)**

## **Bedroom 3**

**11'10 x 11'4 (3.61m x 3.45m)**

Wood laminate floor.

## **Bedroom 4**

**13'9 x 8'3 (4.19m x 2.51m)**

## **Bathroom**

**10'9 x 8'3 maximum measurements (3.28m x 2.51m maximum measurements)**

Modern white suite comprising tiled panel bath with mixer tap; separate tiled shower cubicle with Aqualisa thermostatically controlled shower unit with wall mounted telephone shower attachment; fitted sliding shower door; pedestal wash hand basin with mono mixer tap; low flush wc; tiled walls and floor; recessed spotlights; extractor fan.

## **Outside**

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

## **Integral Garage**

**15'8 x 8'4 (4.78m x 2.54m)**

Roller shutter door; light and power points; glazed upvc door to rear.

## Garden

Fully enclosed south west facing gardens laid out in lawn; spacious paved patio area; outside lights and water tap; pvc oil storage tank; enclosed oil fired boiler.

## Capital / Rateable Value

£125,000. Rates Payable = £1089.00 per annum (approx)

## Tenure

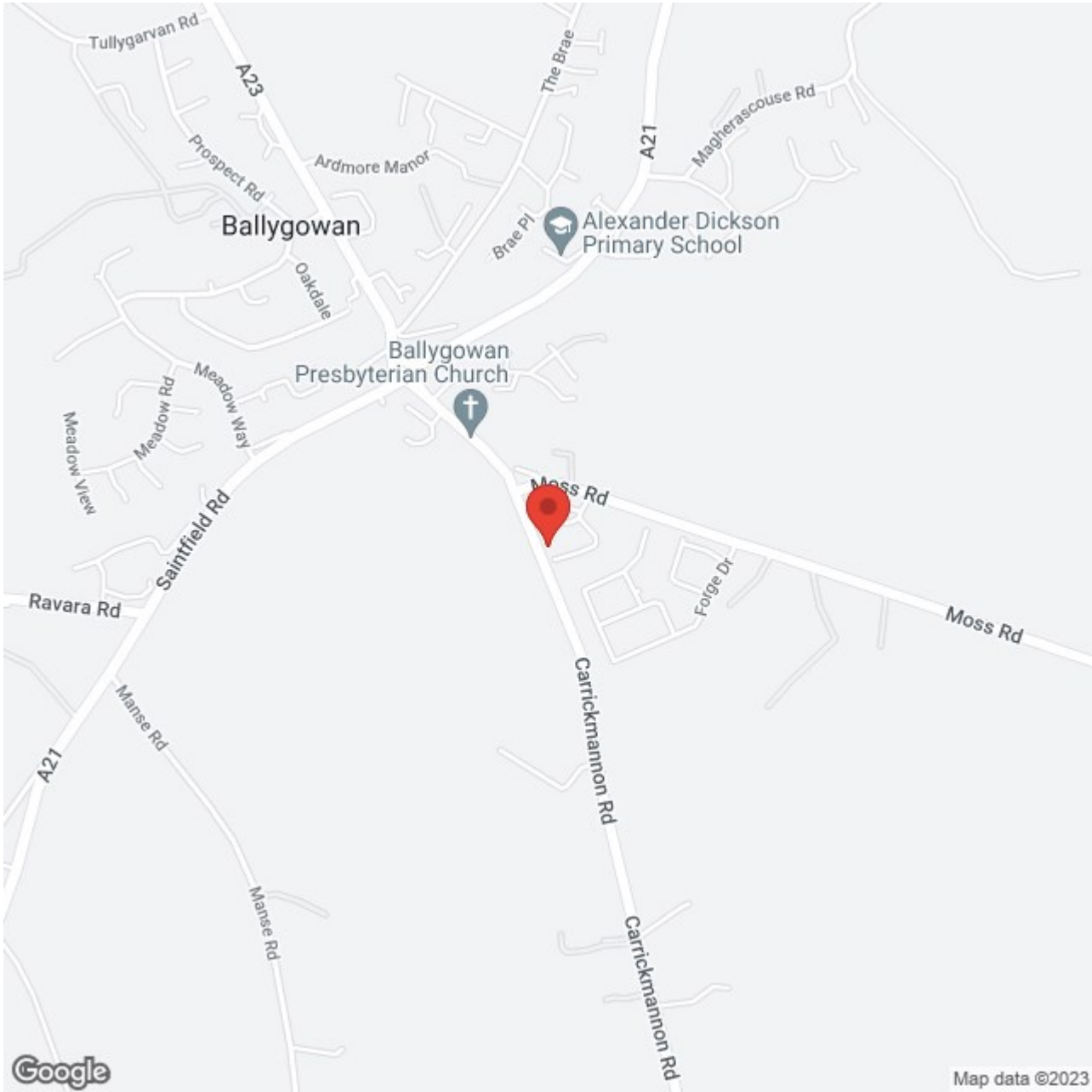
Lea











Google

Map data ©2023



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		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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

Saintfield  
 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.