



## 2 Railway Terrace, Ballygowan, BT23 5TL

**Asking Price £119,950**

Railway Terrace is a quiet cul-de-sac that is conveniently located just off the Belfast road in the centre of Ballygowan village. With a fantastic selection of schools, shops, cafés, bars, restaurants and public transport facilities all within walking distance of your front door, your everyday needs are only ever a short distance away.

This stone finished, end terrace home has been beautifully modernised within recent years to maintain lots of its original character and charm. The property itself comprises of three bedrooms, spacious lounge, fitted kitchen, utility area, ground floor w.c and white bathroom suit on the first floor. In addition to this the property also comes complete with oil fired central heating, double glazing, rear yard with out house storage and side garden area which offers residents off street parking.

With its beautiful finish internally and easily maintained grounds outside, this is a perfect home for a first time buyer looking to step onto the property ladder. Viewings are available on request now!

- Beautiful End Terrace Home
- Fitted Kitchen
- Separate Utility Area
- Side Garden / Off Street Parking
- Double Glazed
- Three Bedrooms
- Spacious Lounge
- Ground Floor W.C
- Oil Fired Central Heating
- Convenient location close to shops and public transport links

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland  
EU Directive 2002/91/EC

## Entrance

Glazed solid wood front door opens onto modern fitted kitchen.

## Fitted Kitchen 12'2" x 9'10" (3.71m x 3.00m)



Fitted kitchen with a selection of lower level units complete with formica worktops, stainless steel sink with drainer, integrated electric oven with ceramic hob and stainless steel overhead extractor fan. Vinyl flooring. Wooden staircase offers access to first floor.



**Lounge 17'5" x 9'10" (5.31m x 3.00)**



Spacious lounge with laminate flooring.

**Rear Hall / Utility Area 5'8" x 5'0" (1.75m x 1.54m)**



Plumbed for washing machine. Tile effect vinyl flooring. Glazed upvc door opens onto rear yard.

**Ground Floor W.C 5'0" x 3'7" (1.54m x 1.11m)**



White suite comprising of low flush w.c and wash hand basin with stainless steel mixer taps. Tile effect vinyl flooring.



## First Floor

Access to hot press.

### Bedroom 1 10'0" x 9'6" (3.06m x 2.92m)



Double bedroom with vaulted ceiling and dual aspect windows.

### Bedroom 2 10'0" x 7'5" (3.06m x 2.28m)



Vaulted ceiling

**Bedroom 3 9'10" x 5'8" (3.00m x 1.73m)**



**Vaulted ceiling.**

**White Bathroom suite 6'11" x 5'10" (2.13m x 1.80m)**



**White bathroom suite comprising of panelled bath with stainless steel telephone shower head attachment, low flush w.c, pedestal wash hand basin with stainless steel mixer taps and separate shower cubicle. Tile effect vinyl flooring**

## Rear Yard

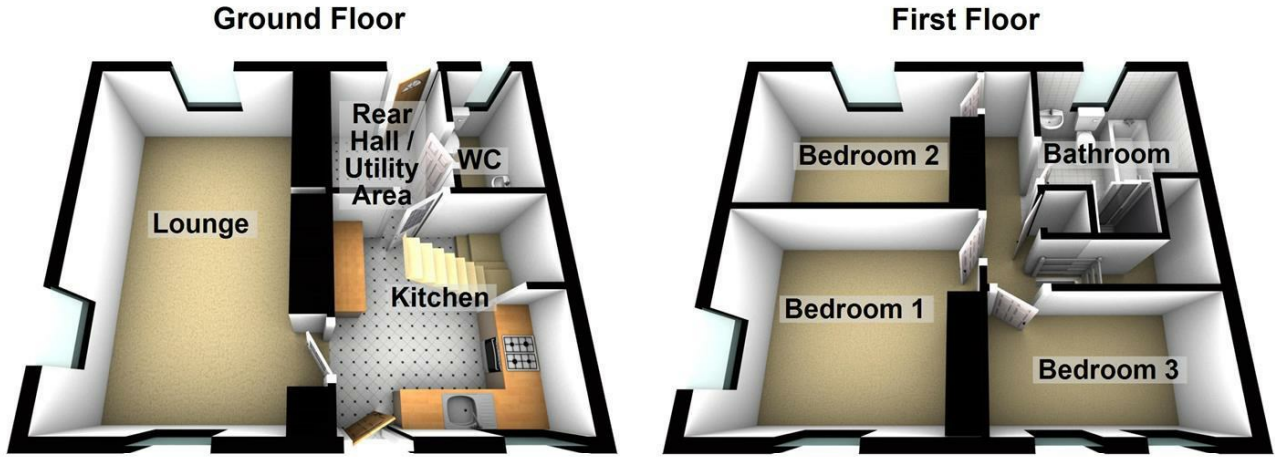


Rear yard with original stone paving complete with outhouse that comes complete with power and lighting. Access to oil boiler.

## Side Garden / Off Street Parking



## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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