



# 16 THE BRAE

Ballygowan, BT23 5TH

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*Offers around* **£115,000**



MID-TERRACE | 2  | 1  | 1 

This well presented and deceptively spacious mid terrace property is situated within walking distance of Ballygowan village offering a range of local amenities and convenience to public transport links and road networks for commuting to Belfast, Carryduff, Comber and Saintfield..

## KEY FEATURES

- Well Presented Mid Terrace Property Within Walking Distance of Ballygowan.
- Two Well Proportioned Bedrooms.
- Lounge with Feature Fireplace.
- Kitchen Open to Dining Area.
- Separate Utility Area.
- White Suite Bathroom.
- Double Glazing Throughout.
- Oil Fired Central Heating.
- Rear Gardens Laid in Paving's Ideal for Outdoor Entertaining
- New Roof Recently Installed
- New uPVC Fascia and Guttering Installed
- Ideal for The First-Time Buyer, Young Family, Investor and Downsizing Market Alike



## ROOM DETAILS

### *Ground Floor*

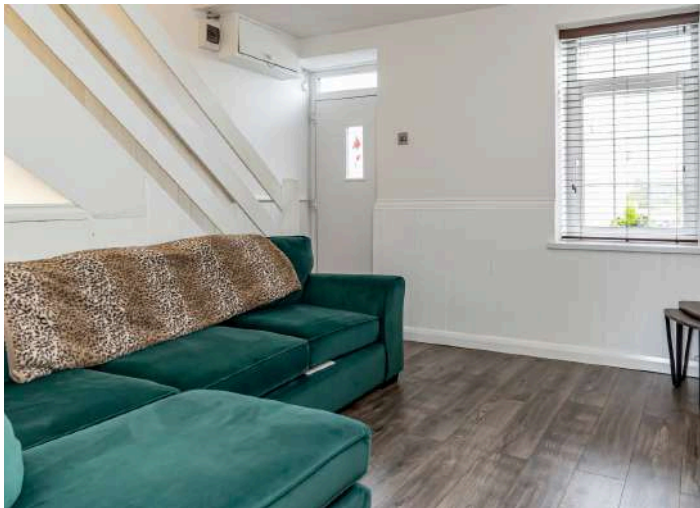
- Living Room  
14'10" x 10'4"
- Kitchen/Dining  
14'9" x 6'8"

### *First Floor*

- Bedroom One  
12'5" x 7'9"
- Bedroom Two  
9'2" x 7'9"
- Bathroom

### *Outside*

- Covered Utility Area  
7'9" x 4'9"
- Rear courtyard laid in cement with boiler house with oil fired central heating boiler and uPVC green oil tank, gas connection for Range Master cooker.



## DIRECTIONS

*Travelling from Comber on High Street onto the Ballygowan Road, take the third exit at the roundabout. Take the first turn on the right, stay on the left and Number 16 The Brae will be located on the left hand side..*



## THE LOCAL AREA

*Quaint Comber: The 'home of great taste' – and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.*

*Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, talking in Stormont Estate, Scrabo Tower and more. It's also a wonderful spot for walking or shooting the breeze with the locals in the square....*



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	57	68
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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