



## 20 Oakdale, Belfast Road, Ballygowan, BT23 5TT

**Asking Price £174,950**

Oakdale is a beautiful cul-de-sac development located in the centre of Ballygowan village. With an excellent selection of small independent shops, cafes, schools and public transport links all within a few minutes walk of your front door, all of your everyday needs are only ever a short distance away.

The property itself is an extended four bedroom semi-detached home that comprises of a spacious lounge, open plan kitchen / living / dining area, ground floor master bedroom with wet room ensuite and an additional three bedrooms and bathroom suite located on the first floor. Externally you will find that the property also comes with small garden areas to the front and rear and tarmac driveway giving access to a large detached garage with electric door. To complete the package the property comes with oil fired central heating and triple glazing to the front of the property and double glazing to the rear.

Although in need of modernisation, this property has been competitively priced and is an excellent opportunity for someone to come in and add their own stamp to a spacious property with a flexible ground floor layout that can be easily adjusted to your own needs.

- Extended Semi-Detached Home
- Four Bedrooms (Master on ground floor)
- Ground Floor Ensuite / Wet Room
- Open Plan Kitchen / Living / Dining room
- First Floor Bathroom suite
- Oil Fired Central Heating
- Part Triple and Double Glazed
- Detached Garage with Electric Door

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		50	63
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland  
EU Directive 2002/91/EC

### Entrance Hall



Glazed upvc front door opens onto entrance hall with tiled flooring and under stair storage.

### Lounge 15'7" x 14'0" (4.77m x 4.27m)



Spacious lounge with beautiful mahogany fireplace and cast iron inset housing gas fire. Laminate flooring. Glazed French doors opens onto kitchen / diner.

### Open Plan Kitchen / Living / Dining Area 21'10" x 16'4" (6.68m x 4.98m)



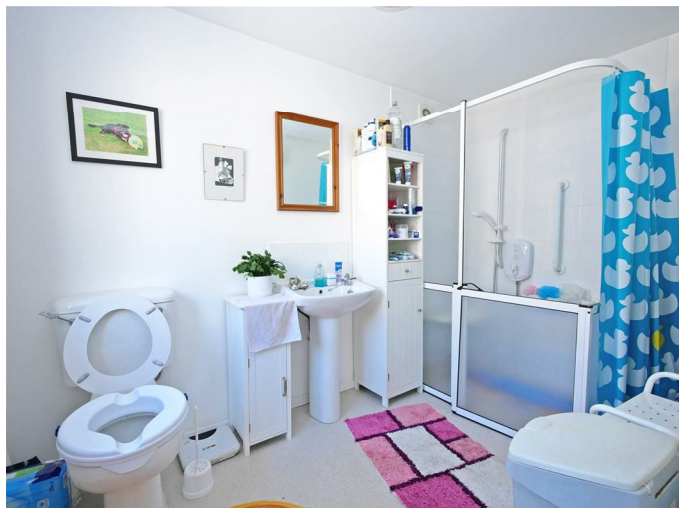
(at widest points) Open plan kitchen / living / dining room with shaker style kitchen units complete with formica worktops, stainless steel sink and drainer and part tiled walls. Plumbed for washing machine. Tiled flooring

### Bedroom 1 12'11" x 10'5" (3.95m x 3.19m)



Spacious double bedroom on ground floor with laminate flooring.

**Wet Room Ensuite 10'5" x 6'5" (3.19m x 1.97m)**



Ground floor wet room complete with low flush w.c, pedestal wash hand basin and walk in shower cubicle with electric shower. Part tiled walls and vinyl flooring.

### **First Floor**

**Bedroom 2 12'11" x 9'10" (3.96m x 3.01m)**



Spacious double bedroom with built-in wardrobes.

**Bedroom 3 12'2" x 9'3" (3.72m x 2.83m)**



**Bedroom 4 9'1" x 8'9" (2.78m x 2.69m)**



**Bathroom 9'11" x 8'5" (3.04m x 2.59m)**



(at widest points). Bathroom suite comprising of w.c, pedestal wash hand basin, panelled bath and corner shower cubicle. Part tiled walls. Access to hot press with immersion heater.

**Detached Garage 22'11" x 8'5" (7.01m x 2.59m)**



Detached garage separated into two separate sections complete with electric up and over door. Housing oil boiler.

**Outside**



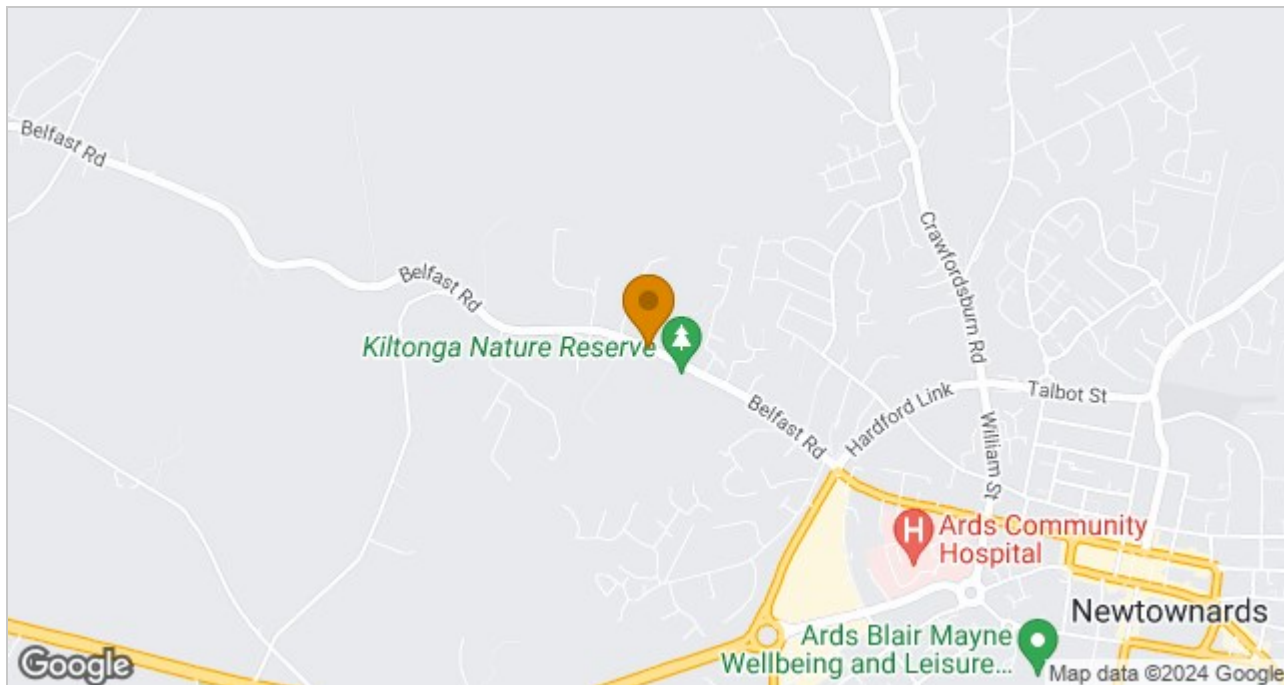
Garden areas to the front and rear with tarmac driveway to the side offering off street parking and access to detached garage.

# 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 sale of this plan. Plan produced using PlanIt.

# Area Map



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