



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

2 The Hamptons,
Ballygowan,
County Down, BT23

Asking Price: £299,950

Reeds Rains

reedsrains.co.uk

2 The Hamptons, Ballygowan, County Down, BT23

Asking Price: £299,950

EPC Rating: D

The Hamptons is an exclusive and very desirable residential address positioned within Ballygowan.

No two is unique in comparison to the rest of the development due to the private driveway, allowing for parking for multiple cars and the large flat garden area to rear.

Internally offers a wealth of versatile and adaptable family accommodation throughout with the added benefit of a large double garage and double office space which could be used for a multitude of things.

Ballygowan town centre is within walking distance and benefits from local shopping facilities, eateries and regular public transport links.

Direct access in and out of Belfast City Centre and the surrounding towns are also easily accessible for those whom commute on a daily basis.

Although in need of general modernisation / upgrading throughout we feel this excellent home has been priced competitively to allow for the necessary improvements.

All in all, a fantastic family home with superb potential. Early internal inspection is advised.

Steps To...

Covered Entrance Porch

Outside light. Solid wooden front door with side panel to...

Welcoming Entrance Hall

Family Room

11'9" / 10 (3.58m / 10)

Hole in wall fire place with brick inset. uPVC sliding door to front.

Half Landing

Hot press with lagged copper cylinder and excellent storage. Access to roof space, partially floored with light and power.

Lounge Open Plan To Dining Area

22'1" / 22 (6.73m / 22)

At widest points. Feature fireplace with gas fired inset.

Fitted Kitchen

18'3" / 9'10" (5.56m / 3m)

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces. Space for cooker and integrated extractor hood. Space for fridge. Glazed display cabinet. Breakfast bar. Recessed spotlighting. Access to garage. Wooden door with glazed inset to enclosed rear garden.

Bedroom One

12'10" / 9'10" (3.9m / 3m)

Wall to wall built in mirrored sliding wardrobes.

En-Suite Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Recessed spotlighting. PVC ceiling.

Bedroom Two

11'11" / 10 (3.63m / 10)

Built in double wardrobe.

Bedroom Three

11'7" / 8'6" (3.53m / 2.6m)

Built in bedroom furniture. Exposed timber flooring.

Bedroom Four

9'10" / 9'10" (3m / 3m)

Family Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. PVC panelled corner shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Chrome heated towel rail. PVC panelled walls and ceiling.

Outside

Well tended garden area to front and side in lawn and shrubbery. Ample driveway car parking several cars. Side access. Enclosed private garden to rear with paved patio area, lawn and shrubbery. Outside tap / light. Garden shed. uPVC oil tank.

Double Garage

22'5" / 17'8" (6.83m / 5.38m)

At widest points. Accessed via two up and over doors with light and power. Plumbed for

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washing machine. Space for fridge / freezer. Vented for tumble dryer.

Study

14'6" / 10'5" (4.42m / 3.18m)

Light and power.

Office

11'3" / 6'5" (3.43m / 1.96m)

Light and power.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause