



204 BALLYGOWAN ROAD

Crossnacreevy, BT5 7UB

Offers around **£240,000**



DETACHED | 4 🏠 | 2 🚗 | 3 🚿

This beautifully maintained semi-detached home is ideally positioned in Crossnacreevy occupying an extensive private site and bright spacious accommodation throughout. The location offers ease of access for the city commuter and close proximity to a range of local amenities.

KEY FEATURES

- Beautifully Maintained Semi-Detached Home Ideally Positioned in Crossnacreevy.
- Spacious Family Lounge with Ample Dining Space and Feature Wood Burning Stove.
- Kitchen with Outlook to Rear Garden.
- Four Well Proportioned Bedrooms.
- Modern White Suite Family Bathroom.
- Driveway Offering Off Street Car Parking.
- Covered Carport with Access to Rear Garden.
- Fully Enclosed Private Rear Garden with Lawn, Fruit Trees, Raised Vegetable Beds and Patio Areas Ideal for Entertaining, Young Children and Pets Alike.
- Detached Garage / Workshop Ideal for those Wishing to Work from Home.
- Oil Fired Central Heating / Double Glazing Throughout.
- Early Inspection Highly Recommended.
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

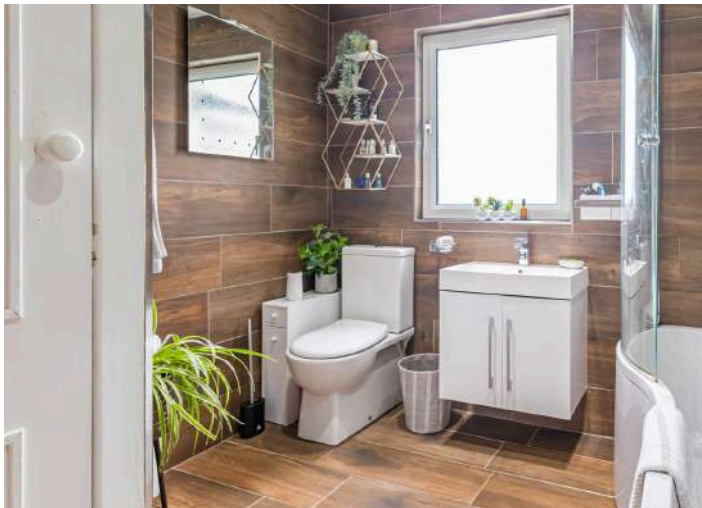
- Reception Hall
- Lounge/Dining
26'0" x 11'2"
- Kitchen
17'9" x 8'4"

First Floor

- Landing
- Principle Bedroom
10'7" x 15'2"
- Bedroom Two
8'3" x 10'
- Bedroom Three
12'2" x 10'
- Bedroom Four
13'9" x 8'8"
- Family Bathroom

Outside

- Detached Garage
- Driveway leading to covered car port, stoned courtyard with flowerbed edging. To the rear fully enclosed private garden with lawn area, fruit trees, raised vegetable beds and patio areas ideal for outdoor entertaining and enjoying the summer evenings, mature planting, planting boxes, outside lights, boiler house, oil tank, outside water, storage cupboards, log stores.



DIRECTIONS

From Comber head along the Hillsborough Road, turn right onto the Moneyreagh Road and continue straight until you arrive in Crossnacreevy, number 204 will be on your right-hand side.



THE LOCAL AREA

Crossnacreevy is in the Castlereagh Hills to the southeast of Belfast..The advantage of living in Crossnacreevy is that you get the facilities of village life – like a playpark – plus a fast road down the hill into Belfast (via Carnamuck). Yet you are mostly surrounded by fields.

The name Crossnacreevy comes from the Irish Cros na Craoibhe meaning ‘cross of the branch or tree’.

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

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



OUR BRANCHES

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