

ULSTER PROPERTY SALES

UPS

FORESTSIDE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



116 OAKDALE, BALLYGOWAN, BT23 5TT

ASKING PRICE £159,950

Situated only a few minutes walk from the centre of Ballygowan, this spacious semi detached bungalow represents an excellent opportunity for both the first time buyer or for those hoping to downsize and at the same time stay close to all the local amenities. The accommodation comprises two good size bedrooms, both with built in storage, a bright and spacious lounge, kitchen with casual dining area and shower suite. In addition to an oil heating system and double glazing the property benefits from parking to the side, a detached wooden garage, an enclosed patio to rear and mature well maintained gardens to the front. An excellent home in a popular residential location.



Key Features

- Semi detached bungalow
- Bright and spacious lounge
- Modern shower suite
- Double glazed windows
- Gardens in lawn to the front
- Two double bedrooms
- Kitchen with casual dining area
- Oil fired central heating
- Timber garage
- Low maintenance gardens to the rear



The accommodation comprises

Aluminium and glass panelled front door leading to the entrance porch.

Entrance porch

Tiled floor, glass panelled inner door leading to the entrance hall.

Entrance hall

Laminate flooring, built in storage / hot press.

Lounge

14'3 x 12'1

Laminate flooring.

Kitchen / dining area

14'1 x 9'8

Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, extractor fan, plumbed for washing machine, cooker and fridge freezer space, tiled floor.

Dining area

Shower room

10'8 x 6'1

White suite comprising corner shower cubicle with Aqualisa shower, low flush w/c, pedestal wash hand basin, part tiled walls, tiled floor, built in storage.

Bedroom 1

13'4 x 9'5

Laminate flooring, built in sliding robes.

Bedroom 2

11'1 x 9'8

Laminate flooring, built in sliding robes.

Outside

Timber garage

15'3 x 9'7

Roller door, light and power.

Front gardens

Gardens to the front laid in lawn, neat loose stone flower beds, well maintained trees.

Rear gardens

Low maintenance flagged gardens to the rear with barked areas, pvc oil tank, outside tap, boiler house housing oil fired boiler.

Additional garden image

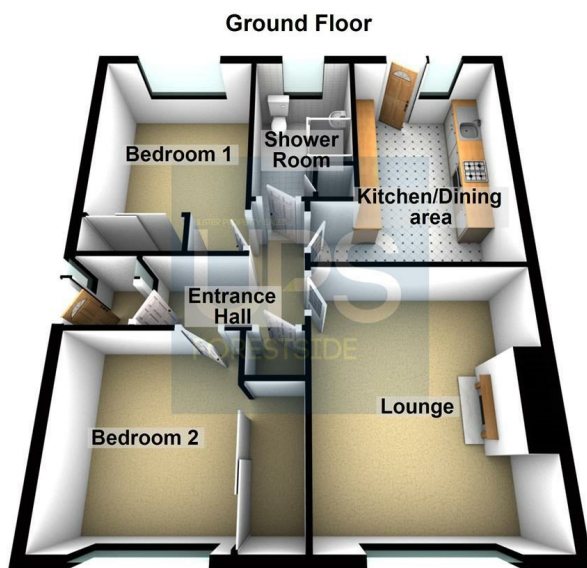
Rear elevation











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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	71
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9064 1264.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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