

**Tim Martin**  
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56 Oakdale  
Ballygowan  
BT23 5TT

Offers Over  
£199,950

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## SUMMARY

This beautifully presented and spacious semi detached house is situated in the ever popular Oakdale development, close to the village of Ballygowan and public transport.

The property, fitted with gas fired central heating with Nest Smart heating control and uPVC double glazing, will appeal to a wide range of purchasers including the first time buyer, young couple or families. The ground floor boasts a spacious lounge with multi fuel stove, contemporary fitted kitchen which opens through to a beautifully appointed sun room, overlooking the enclosed rear gardens. The first floor comprises of three excellent sized bedrooms, including the principal bedroom ensuite and a bathroom fitted with a luxurious white suite.

Outside, a spacious driveway provides ample parking to the front and side of the property and leads to the detached garage with utility area and store. The enclosed rear gardens enjoy a southerly aspect and have been beautifully landscaped allowing for easy maintenance and ample entertaining space for all to relax in and enjoy.

Ballygowan village offers a range of local amenities including shops, chemist, butchers, coffee shop, children's playpark, and churches, whilst Alexander Dickson and Carrickmannon Primary schools are both located close by. For those wishing to commute, Belfast, Newtownards and Dundonald are all convenient as too is Belfast City Airport and The Ulster Hospital.

## FEATURES

- Beautifully Presented Semi Detached Property In This Popular Development
- Spacious Lounge With Multi Fuel Stove
- Contemporary Fitted Kitchen
- Sun Room Overlooking Rear Gardens
- Three Excellent Sized Bedrooms Including The Principal Bedroom Ensuite
- Bathroom Fitted With A Luxurious White Suite
- Gas Fired Central Heating With Nest Smart Heating Control And uPVC Double Glazing
- Spacious Driveway Providing Excellent Parking To The Front And Side And Leading To The Detached Garage With Utility Area And Store
- Close To Ballygowan Village, Many Local Amenities, Public Transport And Local Primary Schools
- Convenient Commuting Distance To Belfast, Dundonald, Newtownards, City Airport And Hospitals

## **Entrance Hall**

Glazed uPVC entrance door with matching side light; wood laminate floor; corniced ceiling; telephone connection point; under stairs storage cupboard.

## **Lounge**

**15'6 x 14'1 (4.72m x 4.29m )**

Beautiful granite fireplace with matching hearth; cast iron inset; multi fuel stove; wood laminate floor; corniced ceiling; built in shelving and cupboards; TV aerial connection point.

## **Kitchen**

**22'1 x 9'10 (6.73m x 3.00m )**

Excellent range of painted finish high and low level cupboards and drawers with matching glazed display cupboards incorporating Franke 1½ tub stainless steel sink unit with mixer taps; space for gas range cooker; extractor hood over; Kenwood dishwasher; Liebherr wine fridge; space and plumbing for American fridge / freezer; tiled splashback; wood laminate floor; marble effect laminate worktops; PVC tongue and groove ceiling with recessed spotlights; open through to:-

## **Sun Room**

**11'8 x 11'4 (max measurements) (3.56m x 3.45m (max measurements))**

Wood laminate floor; corniced ceiling; recessed spotlights; glazed uPVC double doors to rear.

## **First Floor / Landing**

Access to roof space (via slingsby type ladder; partially floored); Worcester gas fired boiler.

## **Bedroom 1**

**11'11 x 9'4 (3.63m x 2.84m )**

Built in storage cupboard.

## **Bedroom 2**

**8'11 x 8'11 (2.72m x 2.72m )**

## **Principal Bedroom**

**12'10 x 10'0 (max measurements) (3.91m x 3.05m (max measurements) )**

Recessed spotlights; built in storage cupboard.

## **En-suite Shower Room**

**6'11 x 3'10 (2.11m x 1.17m )**

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit with wall mounted telephone shower attachment and drench shower head over; fitted sliding shower door; close coupled WC; wall mounted wash hand basin and vanity unit under; PVC wall cupboards; wood laminate floor; recessed spotlights; towel radiator; extractor fan.

## **Bathroom**

**9'10 x 6'7 (3.00m x 2.01m )**

Luxurious white suite comprising freestanding roll top slipper style bath with freestanding swan neck mixer taps and telephone shower attachment; shower cubicle with Mira Sport electric shower unit and wall mounted telephone shower attachment; close coupled WC; wash hand basin with mixer taps and vanity unit under; part PVC wall cladding; towel radiator; built in storage cupboard.

**Outside**

Spacious driveway leading to the front and side of the property and to:-

**Detached Garage**

**16'9 x 10'4 (5.11m x 3.15m )**

Roller shutter door; glazed uPVC door to side; light and power points; space and plumbing for washing machine and tumble dryer; built in cupboards; door through to:-

**Store**

**10'8 x 5'8 (3.25m x 1.73m )**

Fluorescent lights.

**Gardens**

Enclosed rear gardens with southerly aspect laid out in paving stones with decorative stone flowerbeds; outside light and water tap.

**Capital Rateable Value**

£130,000. Rates Payable = £1187.81 per annum (approx)

**Ground Rent**

£40 per annum

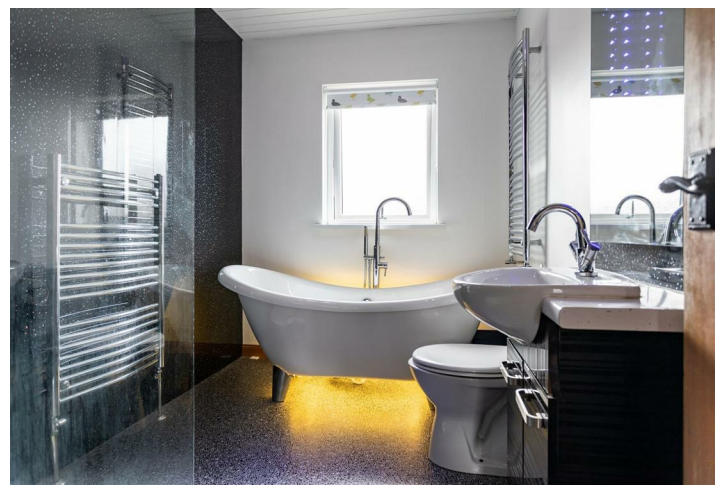


Photography and Floor Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**56 Oakdale, Ballygowan**









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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