



15 CARRICKMANNON ROAD, BALLYGOWAN, NEWTOWNARDS, BT23 6JH



OFFERS AROUND £159,950

We are pleased to offer for sale this delightful detached cottage on this good sized plot on the outskirts of the ever popular village of Ballygowan. The beautiful family home has been well cared for over the years and gives an opportunity to purchaser this quaint bungalow within walking distance to the village. The property comprises of a spacious entrance hall, living room, sitting room, kitchen, two bedrooms and a shower room. Outside the property further benefits from a large detached garage and well presented gardens to the front and rear with off street parking.

Due to the size of site this property would be ideal for an extension subject to the various approvals.

This property is sure to appeal to many, so we recommend early viewing to avoid disappointment.



At a glance:

- Detached bungalow
- Living room
- Kitchen
- Well presented
- Well maintained gardens
- 2 bedrooms
- Sitting room
- Shower room
- Popular location
- Space for extension

Porch

3'6" x 4'9"

Pvc glazed front door to entrance porch with tiled floor.

Entrance Hall

13'10" x 4'9"

Spacious entrance hall with display shelving.

Living Room

11'0" x 11'8"

Bright living room with feature stone fireplace. Picture rail.

Kitchen

12'6" x 7'2"

A range of high and low level units including stainless steel sink unit with single drainer and recess for oven and washing machine. Store cupboard and door to rear.

Sitting Room

10'7" x 11'8"

Rear facing sitting room with feature fireplace. Picture rail.

Shower Room

7'4" x 6'7"

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled walls.

Bedroom 1

10'10" x 11'11"

Front facing bedroom with built in slide robes.

Bedroom 2

10'6" x 6'7"

Rear facing bedroom with built in storage units. Picture rail.

Garage

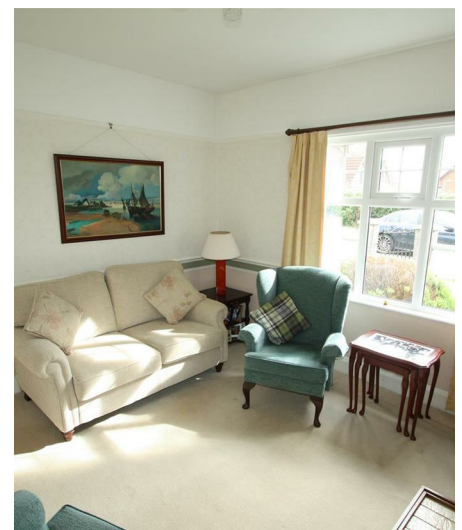
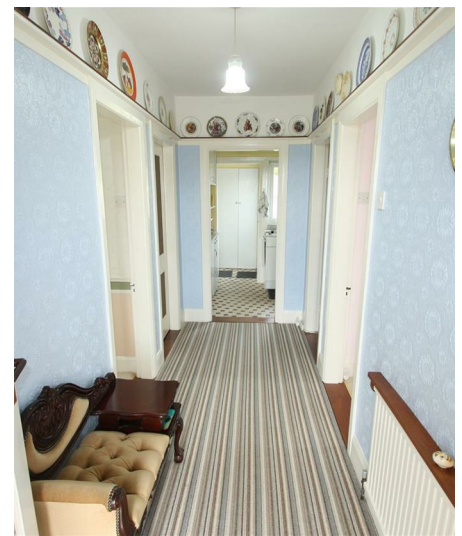
Double doors, power and light.

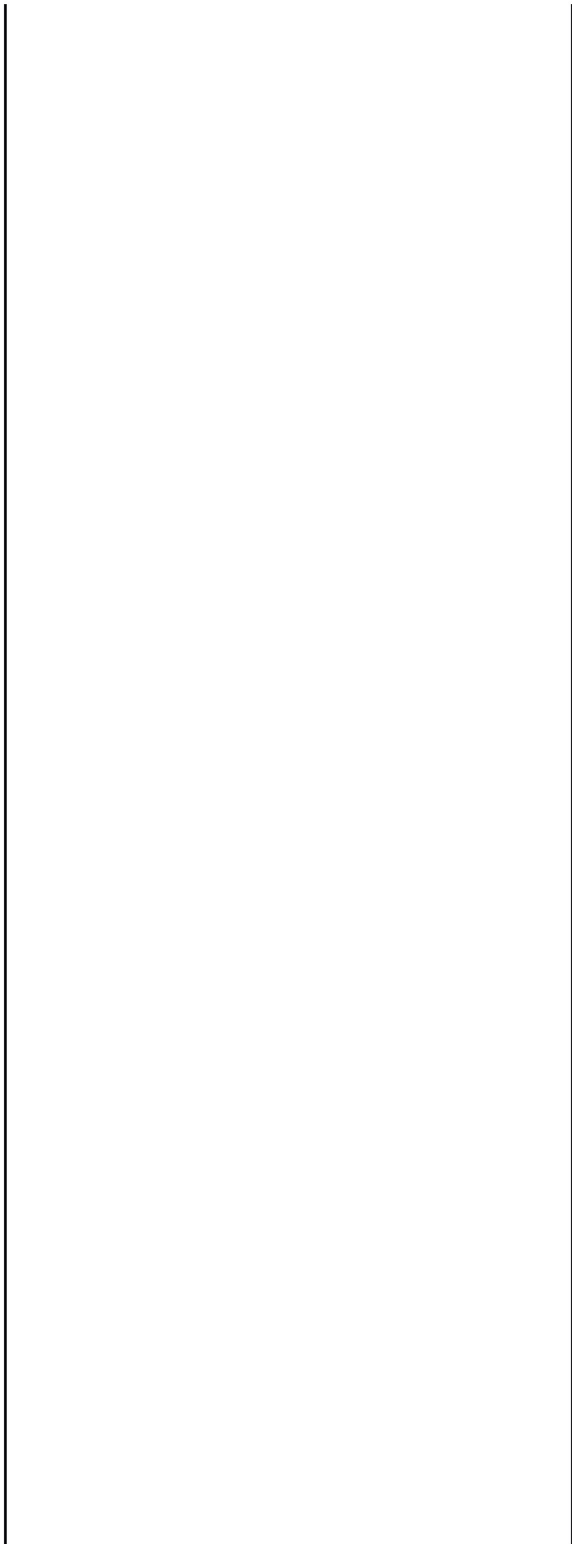
Outside

To the front is a good sized garden laid out in lawns with mature plantings and off street parking.

To the rear is a patio area, garden laid out in lawns and mature plantings.

BT high speed Broadband is also available in the area for those who work from home.







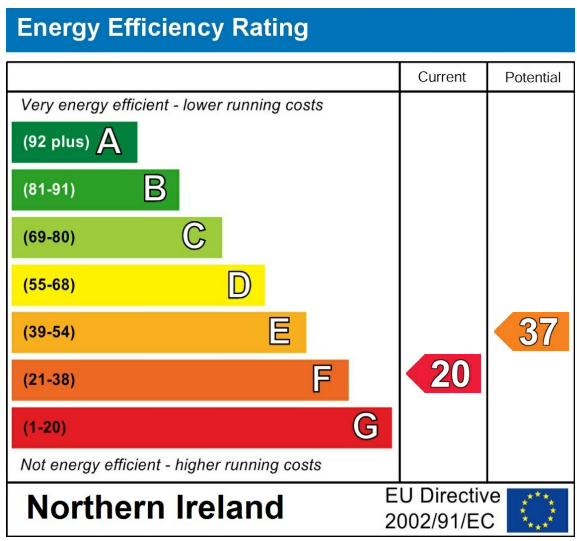




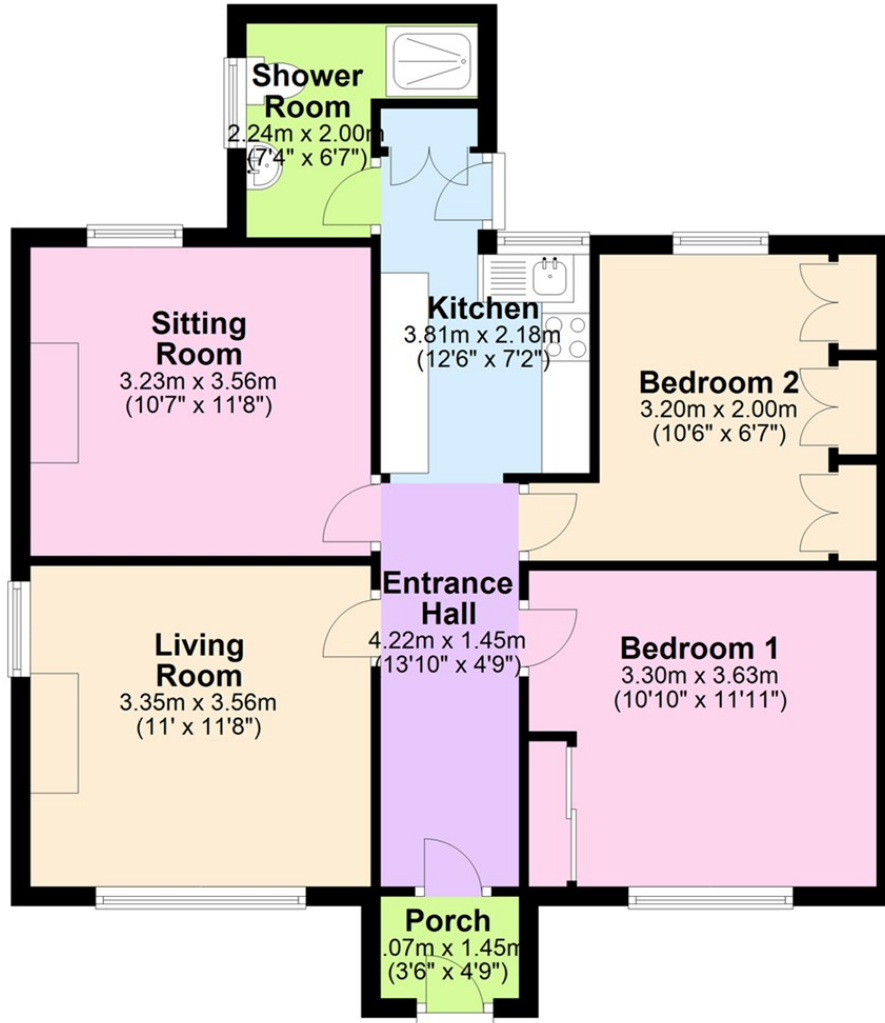








Ground Floor



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 0289 756 1155.

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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