



**JOYCE CLARKE**

TAKING YOU HOME

**FOR SALE**

50 Ballygowan Park

Banbridge

BT32 3AN

Bedroom	3
Reception	1
Bathroom	2



Three bed mid terrace property in a highly sought after location

Offers in the region of : £115,000

**Opening Times**

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

**028 3833 1111**

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2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

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Excellent opportunity to acquire a fantastic three bedroom mid terrace property located in the popular Ballygowan Park area of Banbridge. No 50 is sure to appeal to both first time buyers and investors alike. Benefitting from it's convenient location, it is walking distance from schools, shops and local bus routes. Internally the property has been well maintained, boasting a homely living room with feature stove, kitchen diner and ground floor shower room. The first floor comprises three well proportioned bedrooms and family bathroom. To the rear of this property, sits a fully enclosed rear garden with gated access to front of the property.

Early viewing comes highly recommended.



- Mid terraced property in a popular location
- Living room with feature stove
- Open plan kitchen and dining area
- Downstairs shower room with walk in shower
- Three bedroom
- Family bathroom
- Oil fire central heating
- New Grant Vortex Oil Burner



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

## ENTRANCE HALL

UPVC entrance door. Storage space under stairs. Double panel radiator. Wood effect laminate flooring.

## LIVING ROOM

3.6m x 4.12m (11' 10" x 13' 6")

Front aspect reception room. Feature stove with stone clad chamber and granite hearth. TV point. Wood effect laminate flooring. Fitted book shelving.



## KITCHEN DINER

5.54m x 2.18m (18' 2" x 7' 2")

Excellent range of high and low level kitchen cabinets including larder style unit. Cooker with four ring gas hob and double oven. Tiled splashback. Herringbone style vinyl flooring. Double panel radiator. Space for fridge freezer.

## REAR HALL

UPVC door with glazed panel giving access to rear garden. Herringbone style vinyl flooring.



## SHOWER ROOM

2.9m x 1.94m (9' 6" x 6' 4")

Large walk in shower with tiled walls and electric shower. Dual flush WC and wash hand basin with pedestal. Plumbing and space for washing machine. Tiled flooring and half tiled walls. Heated towel rail. PVC panelled ceiling. Extractor fan.



## FIRST FLOOR LANDING

Double door hotpress. Built in storage closet. Window providing natural light. Access to attic.



## BEDROOM ONE

3.09m x 3.5m MAX (10' 2" x 11' 6")

Rear aspect double bedroom. Built in storage closet. Single panel radiator. Wood effect laminate flooring.



## BEDROOM TWO

3.66m x 3.26m MAX (12' 0" x 10' 8")

Front aspect double bedroom. Built in storage closet. Single panel radiator.



## BEDROOM THREE

2.16m x 3.1m (7' 1" x 10' 2")

Rear aspect bedroom. Single panel radiator.



## BATHROOM

1.87m x 2.02m MAX (6' 2" x 6' 8")

Fully tiled bathroom with three piece bathroom suite comprising of panel bath, dual flush WC and wash hand basin with pedestal. Single panel radiator.

## OUTSIDE

### FRONT

Front garden laid in low maintenance artificial grass.

### REAR

Fully enclosed rear garden with gated access to alley leading to front of property. New Grant Vortex Oil fired burner and tank. Hot and cold water tap.



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