

# For Sale

Asking Price: £265,000

SimonBrien



59 Forge Drive,  
Newtownards, BT23 6UL

[simonbrien.com](https://www.simonbrien.com)



## Description

The Forge development off the Moss Road in Ballygowan has consistently proved popular for those looking to set up home in a well established and convenient location. Ballygowan is approximately 20-25 minutes from Belfast and is also within comfortable distance with the surrounding towns of Saintfield, Newtownards, Comber, and Downpatrick.

This detached home has been finished to a very high standard by the current vendors with nothing to do but put your furniture in. The accommodation provides four generous bedrooms, family bathroom and ensuite, together with spacious living room with wood-burning stove, luxury fitted kitchen with appliances open to casual dining area and utility room. In addition, the property is positioned on a pleasant site with lawned garden to front and artificial lawn to the rear with various sitting areas and generous driveway parking.

**Viewing is by private appointment through our Belfast Office on 02890 668888.**

## Accommodation

### GROUND FLOOR

#### ENTRANCE HALL:

Hardwood door leading to entrance hall

#### CLOAKROOM:

Low flush WC. Wash hand basin.

#### UTILITY ROOM:

Storage cupboard, Stainless steel sink unit, Plumbed for washing machine



#### LIVING ROOM:

17' 7" x 14' 5" (5.36m x 4.39m)  
Wood-burning stove.

#### KITCHEN WITH DINING AREA:

18' 1" x 11' 10" (5.51m x 3.61m)  
Range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. 5 ring gas hob. Electric oven. Stainless steel extractor. Integrated fridge/freezer and dishwasher. Double doors to rear garden.



## Special Features & Services

- Attractive Recently Constructed Detached Home Set Within The Popular Forge Development
- Beautifully Presented To A Very High Standard
- Four Bedrooms With Modern Ensuite Shower Room
- Spacious Living Room With Wood-Burning Stove
- Luxury Fully Fitted Kitchen With Range Of Appliances Open To Dining Area
- Utility Room & Downstairs Cloakroom
- Modern Four Piece Family Bathroom
- Gas Fired Central Heating
- UPVC Double Glazing
- Pleasant Site With Enclosed Low Maintenance Gardens To Rear In Artificial Lawns
- Tarmac Driveway Parking To The Side
- Popular & Sought After Semi-Rural Location Within Walking Distance Of Ballygowan Town Centre With Belfast Approximately 20-25 Minutes Away
- Viewing By Private Appointment

### FIRST FLOOR

#### LANDING:

Storage cupboard. Access to roof space via pull down ladder

#### BEDROOM (1):

12' 6" x 10' 0" (3.81m x 3.05m)

#### ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin. Ceramic tiled floor.



#### BEDROOM (2):

12' 8" x 8' 5" (3.86m x 2.57m)

**BATHROOM:** White suite comprising, panel bath with mixer taps and shower attachment. Low flush WC. Wash hand basin. Ceramic tiled floor.



#### BEDROOM (3):

11' 10" x 9' 4" (3.61m x 2.84m)

#### BEDROOM (4):

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

#### OUTSIDE

Enclosed rear gardens in lawns and patio. Driveway parking to front.



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## VALUER

**Robin Lyons MNAEA, Dip in Property Valuer**

**Simon Brien Residential**

**DDI: 02890 686117**

**Email: rlyons@simonbrien.com**

## MORTGAGE ADVICE

For free independent advice on mortgages talk to

**Crawford Mulholland**

**503 Lisburn Road, Belfast,**

**Co. Antrim, BT9 7EZ**

**T: 028 9066 5544**

**E: office@crawfordmulholland.com**



**simonbrien.com**

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