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14 Station Lane
Ballygowan
BT23 5XJ

Offers Around
£230,000

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SUMMARY

A spacious detached family home situated in this popular residential development and within walking distance of Ballygowan village.

The property is fitted with gas fired central heating and uPVC double glazing and has been beautifully presented and maintained throughout, boasting fabulous accommodation for the growing and established families. The ground floor enjoys a spacious lounge with open fire and a modern fitted kitchen with dining area, whilst the first floor comprises of three excellent sized bedrooms, including the master bedroom with ensuite shower room and a modern fitted family bathroom.

Outside, a spacious brick pavia driveway provides ample parking and makes way to the detached garage. Enclosed and easily maintained gardens are located to the rear and provide the ideal entertaining space for all the family to enjoy.

Ballygowan village is only a short stroll away with its local butchers, coffee shop, convenience store and filling station, as too is Alexander Dickson primary school. A fantastic bus network from the village provides ease of access to many secondary schools in the surrounding and Greater Belfast area, whilst Downpatrick, Newtownards and Belfast city centre are all within a convenient commute.

FEATURES

- Well Presented Detached Family Home In This Popular Residential Development
- Three Excellent Sized Bedrooms With The Master Bedroom Ensuite
- Spacious Lounge With Open Fire
- Modern Fitted Kitchen With Spacious Dining Area
- Family Bathroom Fitted With A Modern White Suite
- Gas Fired Central Heating And uPVC Double Glazing
- Brick Pavia Driveway Leading To Detached Garage
- Enclosed Rear Gardens With Patio Area
- Within Walking Distance To Ballygowan Village, Public Transport And Alexander Dickson Primary School
- Convenient Commute To Newtownards, Dundonald And Belfast By Both Car And Public Transport

Entrance Hall

Oak wood laminate floor; under stairs storage cupboard.

Lounge

15'6 x 14'3 (4.72m x 4.34m)

Beautiful cast iron fireplace with open fire; slate hearth; pine fire surround; oak wood laminate floor; TV aerial connection point.

Kitchen / Dining

21'1 x 10'8 (6.43m x 3.25m)

Extensive range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer taps and detachable head; integrated Bosch electric double oven; CDA 4 ring ceramic hob; extractor hood with curved glass inset over; CDA microwave; Smeg dishwasher; CDA fridge / freezer; wood laminate worktops with matching upstands; tiled splashback; wood laminate floor; glazed uPVC doors to rear gardens:-

First Floor / Landing

Access to roofspace (via slingsbury type ladder); hotpress with gas fired boiler.

Bedroom 1

12'5 x 11'10 (3.78m x 3.61m)

(maximum measurements)

Bedroom 2

10'5 x 9'1 (3.18m x 2.77m)

Telephone connection point.

Bedroom 3

15'7 x 5'2 (4.75m x 1.57m)

(maximum measurements)

En-suite Shower Room

7'8 x 5'2 (2.34m x 1.57m)

White suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; pedestal wash hand basin; low flush WC; extractor fan.

Bathroom

6'4 x 6'4 (1.93m x 1.93m)

Modern white suite comprising panel bath with raised pillar mixer taps and telephone shower attachment; pedestal wash hand basin; low flush WC; tiled walls; tiled floor; extractor fan.

Outside

Spacious brick pavia driveway leading to:-

Detached Garage

19'6 x 9'10 (5.94m x 3.00m)

Roller shutter door; side access; space and plumbing for washing machine and tumble dryer; light and power points.

Gardens

Enclosed rear gardens laid out in lawn with paved patio area; outside light and water tap.

Capital / Rateable Value

£150,000. Rates Payable = £1370.55 per annum (approx)

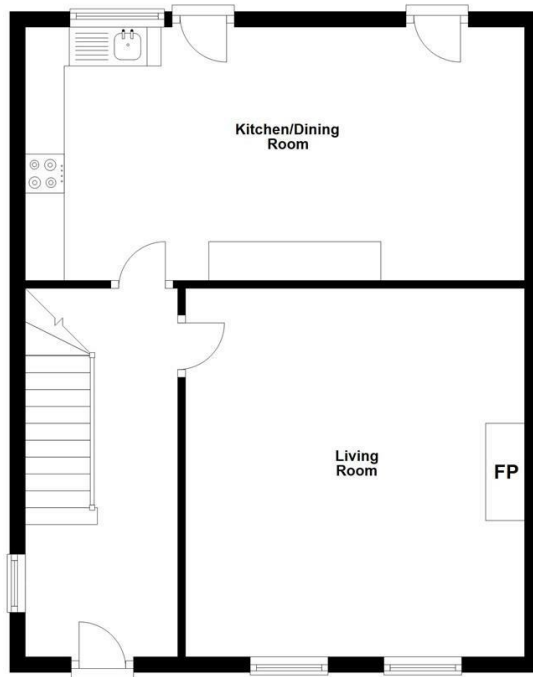






Ground Floor

Approx. 30.5 sq. metres (328.4 sq. feet)



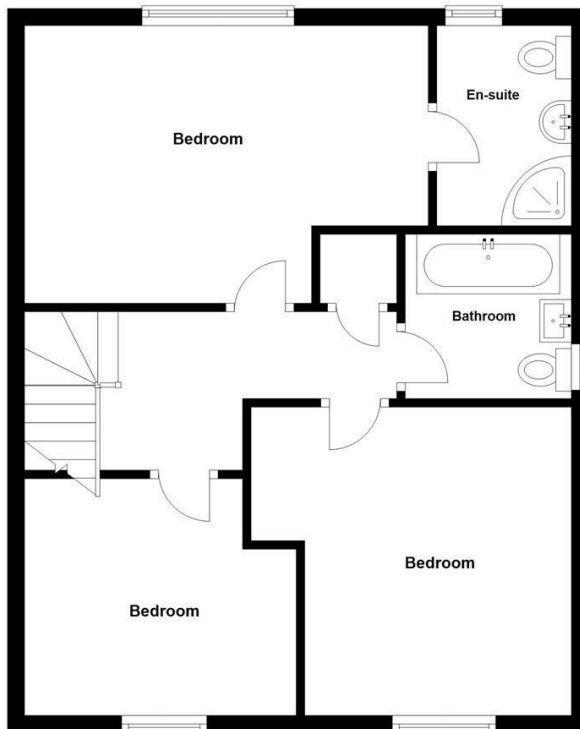
Total area: approx. 100.2 sq. metres (1078.7 sq. feet)

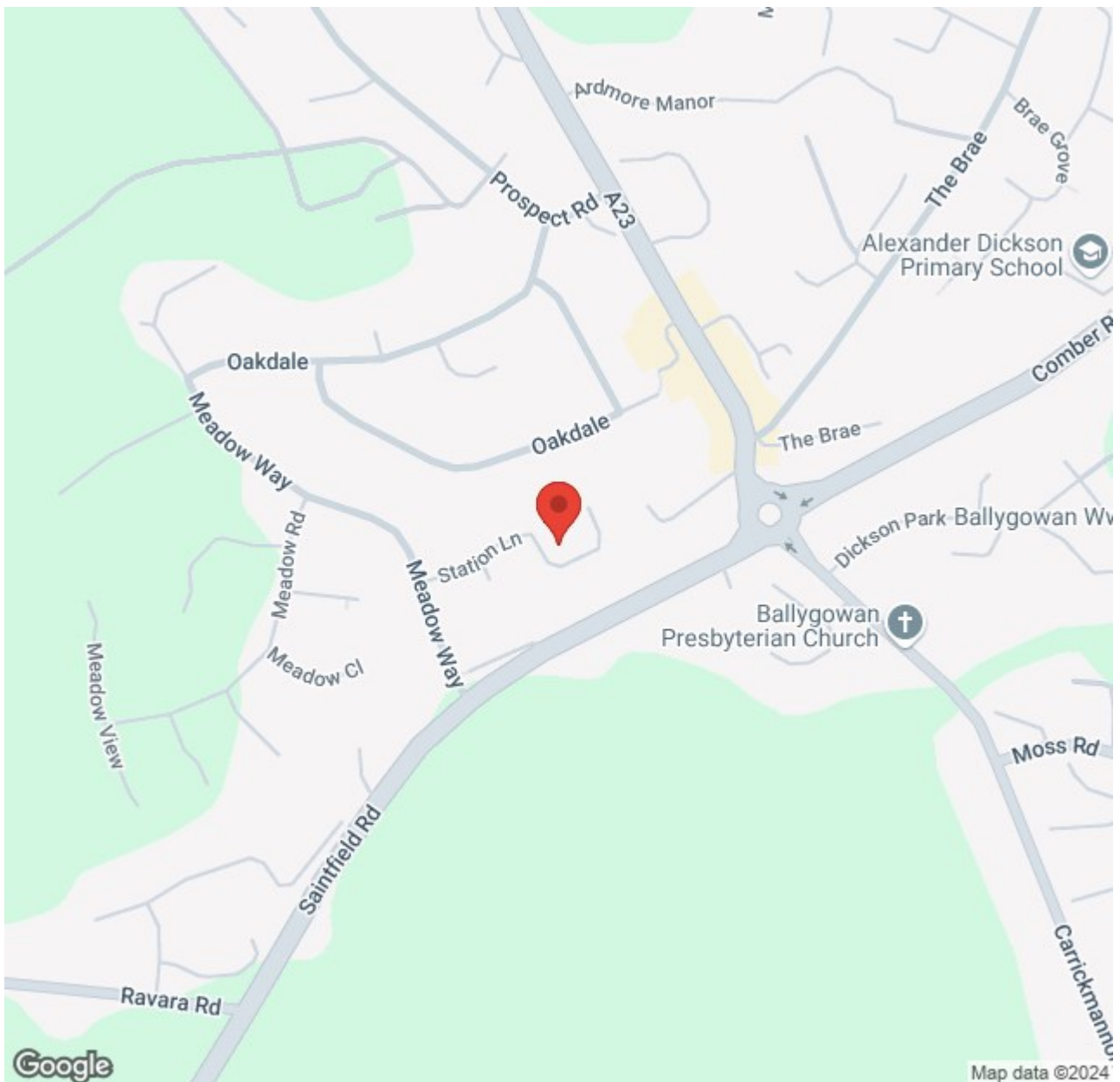
Photography and Floor Plans by housefyini.co.uk
Plan produced using PlanUp.

14 Station Lane, Ballygowan

First Floor

Approx. 52.0 sq. metres (559.7 sq. feet)





| 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 | | | |
| | | 70 | 71 |

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