



87 CARRICKMANNON ROAD

Ballygowan, BT23 6JR

Offers around **£435,000**



DETACHED | 5  | 2  | 2 

This beautifully presented detached property is set on a tranquil site with a picturesque rural outlook with views of Dromara Hills & Mournes to the rear and as far as Scrabo/Lisbane to the front offering all the great attributes of countryside living whilst offering excellent convenience to local amenities and access to public transport links at Ballygowan Village.

The heart of the home is undoubtedly the open plan kitchen/dining area and living space with bespoke fitted kitchen and tri aspect outlook, ideal for modern family living. Further accommodation on the ground floor includes family lounge, downstairs bedroom / office space with countryside outlook, utility room and WC. All of the ground floor has under floor heating. To the first floor there are four spacious bedrooms, one of which boasts a ensuite bathroom. All the bedrooms have the added benefits of modern glass fronted slide robes providing crucial storage for families. There is also a contemporary four piece white suite family bathroom.



KEY FEATURES

- Beautifully Presented Detached Property with Picturesque Rural Outlook Constructed in 2019
- Countryside Living with Excellent Convenience to Local Amenities
- Good Transport Links from Ballygowan Village
- High Specification and Cleverly Designed to Suit Needs of a Growing Family
- Open Plan Kitchen / Living / Dining with Outlook Over Rolling Countryside and Bespoke Fitted Kitchen
- Additional Family Lounge
- Downstairs Bedroom / Office Space with Rural Outlook and Slide robes
- Utility Room and WC to the Ground Floor
- Four Spacious Bedrooms with Extensive Built in slide robes
- Ensuite Bathroom with Three Piece White Suite
- Four Piece White Suite Bathroom
- Large Outbuilding Providing Numerous Options for a Purchaser as Stables, Office Space, Games Room / Bar or for Additional Storage
- Ample Off Street Car parking Space
- Large Lawn and Paved Patio Area to the Rear with Outlook Over Rolling Countryside, Ideal for Outdoor Entertaining, Young Children or Pets Alike
- uPVC Double Glazing/ Guttering and Fascia
- Oil Fired Central Heating
- Full Fibre Broadband up to 1Gb
- Early Viewing Highly Recommended

The location offers ease of access for commuting to Belfast Grand Central Station (11.5 miles), Belfast City Airport (12 miles), Saintfield (3 miles), Comber (6miles), Carryduff (8miles) and Lisburn (14 miles) via good road networks. Also, close to renowned Alexander Dickson Primary School (2.2 miles) and Carrickmannon Primery School (0.3 miles). Restaurants near by are Balloo House (3.7 miles), Daft Eddy's (6.4 miles) and access to Strangford Lough.



ROOM DETAILS

Ground Floor

- Entrance Hall
- Family Lounge
17'4" x 13'9"
- Kitchen/Dining/Living
43'6" x 14'6"
- Utility Room
7'1" x 7'9"
- Ground Floor WC
- Downstairs Bedroom/
Office
11'2" x 13'9"

First Floor

- First Floor Landing
- Bedroom One
17'4" x 6'7"
- En-suite Bathroom
- Bedroom Two
11'2" x 6'7"
- Bedroom Three
16'1" x 14'6"
- Bedroom Four
12'9" x 14'6"
- Family Bathroom
- Hot Press

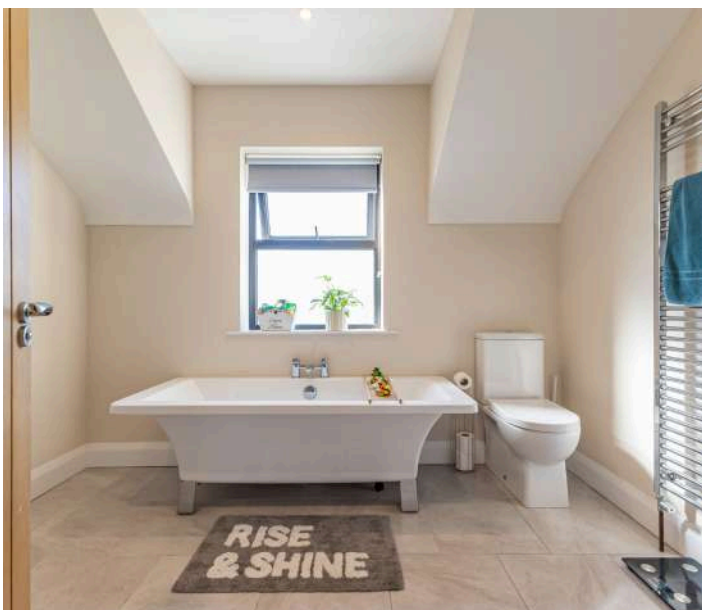
Outside

- To the front a large outbuilding ideal to be used for storage or converted for use as stables, office space, bar / games room.
- Extensive off street car parking to the front
- To the rear a large lawn and paved patio area ideal for relaxing on a summers evening overlooking rolling countryside
- Outside light, outside power, outside water, oil tank, boiler









DIRECTIONS

*Travelling from Ballygowan,
Travel along Churchill,
continue onto the
Carrickmannon Road,
number 87 will be located on
your right hand side. .*



THE LOCAL AREA

Ballygowan is a busy commuter bypass close to Northern Ireland's capital.

It is a village and townland in the borough within County Down that is known for the Olivet home. This imposing and austere building has dominated the village since 1886 and is the village's main feature.

The building was originally erected as an orphanage by Alexander Orr Reid as a memorial to his only son who was killed in a shooting accident. It was then purchased by Ballygowan Presbyterian Church in 1918.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B	85	85
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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