

Tim Martin
— .co.uk



81 Moss Road
Ballygowan
BT23 6LF

Offers Around
£349,950

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SUMMARY

A spacious detached family home set in a pleasing rural position enjoying views over the countryside to the front and rear of the property.

The property includes, two generous reception rooms, modern integrated kitchen with breakfast area, laundry room and cloakroom at ground floor level. Four double bedrooms including a master bedroom en suite and principal bathroom at first floor level.

Externally, ample parking leads to the spacious detached garage.

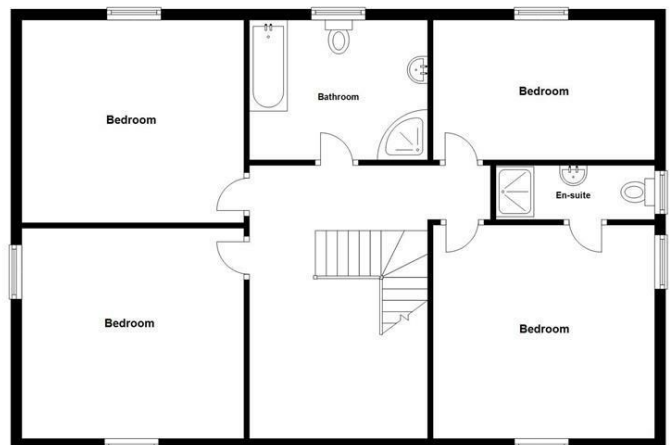
The property is situated a short drive to Ballygowan and an easy commute to Belfast with Strangford Lough close by which hosts aquatic sports and delightful walks with renowned restaurants close at hand.

FEATURES

- A Spacious Detached Family Home Set In A Rural Pleasing Position
- Two Reception Rooms
- Integrated Kitchen With Breakfast Area
- Four Double Bedroom Including Master Bedroom En Suite
- Principal Bathroom
- Detached Garage
- Oil Fired Central Heating And Double Glazing
- Short Drive To Ballygowan And An Easy Commute To Belfast

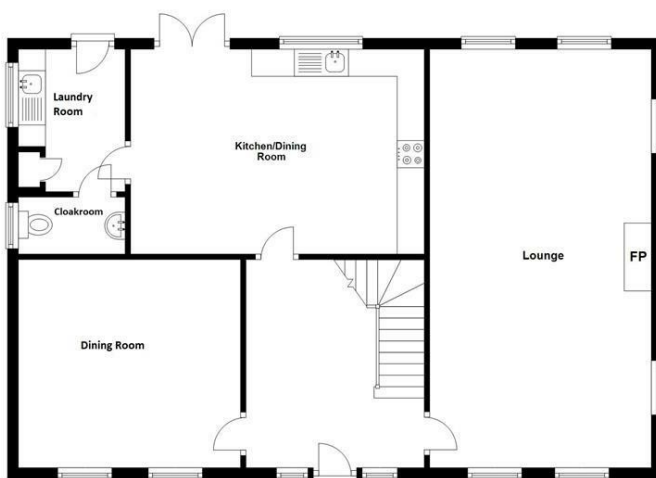
First Floor

Approx. 90.3 sq. metres (971.5 sq. feet)



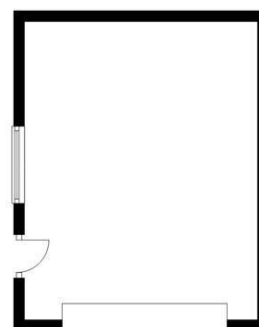
Ground Floor

Approx. 90.1 sq. metres (969.5 sq. feet)



Garage

Approx. 23.7 sq. metres (254.6 sq. feet)



Reception Hall

Wood laminate floor.

Lounge 25'3 x 13'5 (7.70m x 4.09m)

Tiled fireplace with polished black granite hearth and painted carved wood surround; wood laminate floor.

Dining Room 13'5 x 12'7 (4.09m x 3.84m)

Wood laminate floor; closed chimney breast.

Kitchen 17'9 x 12'2 (5.41m x 3.71m)

1½ tub single drainer stainless steel sink unit with chrome mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; integrated Beko electric under oven and 4 ring ceramic hob with a stainless steel extractor unit over; Beko dishwasher; part tiled walls; ceramic flagged floor; tv aerial connection points; glazed double doors to rear garden.

Laundry Room 8'6 x 6'5 (2.59m x 1.96m)

Single drainer stainless steel sink unit with mixer taps; eye and floor level cupboards; formica worktop; plumbed for washing machine; hotpress with Joule pressurised hot water cylinder; part tiled walls; ceramic flagged floor.

Cloakroom 6'6 x 3'3 (1.98m x 0.99m)

White suite comprising, vanity unit with fitted wash hand basin, chrome mono mixer tap, cupboards and drawers under, framed mirror over; close coupled wc; extractor fan; ceramic flagged floor.

Oak Furnished Staircase To First Floor

Landing

Wood laminate floor.

Bedroom 1 13'5 x 12'6 (4.09m x 3.81m)

Wood laminate floor; Keylite ceiling window with fitted blind; tv aerial and telephone connection points.

Bedroom 2 13'5 x 12'2 (4.09m x 3.71m)

Wood laminate floor; tv aerial and telephone connection points.

Principal Bathroom 10'9 x 8'5 (3.28m x 2.57m)

White suite comprising, panel bath with chrome mixer taps; mermaid clad splashback; close coupled wc; vanity unit with fitted wash hand basin, chrome mono mixer tap with cupboards under; mermaid clad splashback; quadrant tiled shower cubicle with thermostatically controlled shower with adjustable and rain heads; glass sliding shower doors and side panels; extractor fan; ceramic flagged floor.

Master Bedroom (En Suite) 13'5 x 12'7 (4.09m x 3.84m)

Wood laminate floor; Keylite ceiling window with fitted blind; tv aerial and telephone connection points.

Shower Room 9'7 x 3'3 (2.92m x 0.99m)

White suite comprising, mermaid clad shower cubicle with thermostatically controlled shower; glass folding doors; vanity unit with fitted wash hand basin, chrome mono mixer tap and cupboards under; close coupled wc; ceramic flagged floor; extractor fan.

Bedroom 4 13'6 x 8'5 (4.11m x 2.57m)

Wood laminate floor; tv aerial connection point.

Outside

Gravel drive leading to:-

Detached Garage 17'10 x 13'11 (5.44m x 4.24m)

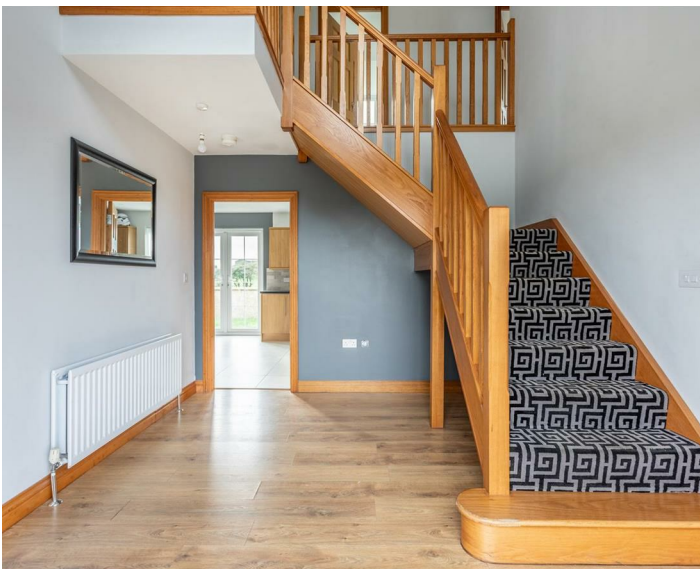
Roller door; Warmflow condensing oil fired boiler; light and power points.

Gardens

Gardens to side and rear laid out in lawns with flagged paths and patio.

Capital / Rateable Value

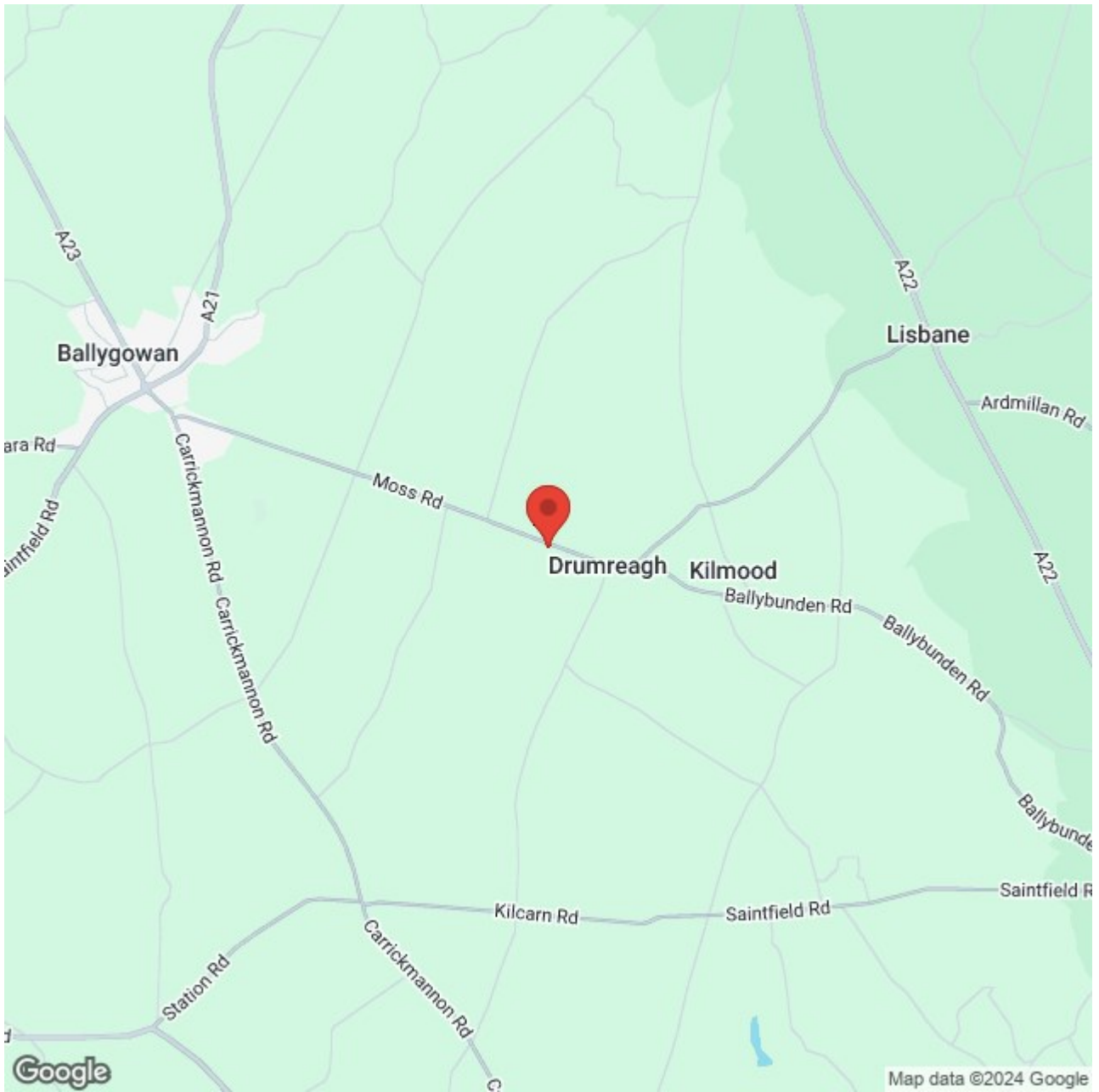
£210,000. Rates Payable = £1918.77 per annum (approximately)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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