



48 MAGHERASCOUSE ROAD

Ballygowan, BT23 5RU

Offers around **£475,000**



DETACHED | 7  | 3  | 3 

This impressive detached property extends to over 3150 sq. ft and offers a rare opportunity to acquire a spacious family home with adjoining self-contained annex, perfect for extended family living, guest accommodation or rental potential. Situated in the charming village of Ballygowan, this home provides the perfect blend of modern comfort and countryside tranquillity, all while remaining conveniently close to Belfast, Saintfield and Comber.

Accommodation in brief consists of welcoming part double height entrance hall, Family Lounge with feature fireplace, open plan kitchen dining with outlook over the rear garden, additional snug, downstairs WC and utility / cloaks area, six generous bedrooms, principal benefitting an ensuite shower room and a four piece suite family bathroom. The recently added self-contained annex has a beautiful finish throughout and boasts its own entrance. Accommodation is bright and spacious throughout with fully fitted kitchen and high quality integrated appliances, family living space with ample dining area, feature multi burning stove with French doors that open out to a paved patio area, additional office space, contemporary shower room and separate WC.

Externally, the property offers an extensive driveway providing ample off streetcar parking, beautiful lawns with mature planting to the side and rear of the property and a paved patio area perfect for outdoor entertaining, young children or pets alike.

Further benefits include uPVC double glazing, guttering, fascia and soffits and oil-fired central heating.



KEY FEATURES

- Impressive Detached Property Extending to Over 3150 sq. ft.
- Perfect for Extended Families, Guests Accommodation and Rental Potential
- 6 Generous Bedrooms Principal Benefitting Ensuite Shower Room
- Two Bright and Spacious Reception Rooms
- Open Plan Kitchen / Dining With Outlook Over Rear Garden
- WC and Separate Utility/Cloaks Room
- Four Piece White Suite Family Bathroom
- Added in 2022 – 10 Year NHBC Warranty
- Separate Entrance and Entrance Hallway
- WC
- Office with Range of Built in Shelving units
- Open Plan Living / Dining with Multi Burning Stove and French Doors to Rear Paved Patio Area
- Fully Fitted Kitchen with Excellent Range of Integrated Appliances
- Bedroom with Extensive Range of Built in Wardrobes
- Contemporary Shower Room
- Perfect Balance of Space, Versatility and Location – Superb Choice for Families Seeking Multi – Generational Living Space
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

WHAT THE OWNER'S SAY...

The property is also ideally situated for easy commute to many well renowned Primary and Grammar Schools. Lady Dixon Primary school is only a short walk from the property. Ballygowan offers many local amenities including a Spar, Chemist, Hardware shop and Local Churches. For those who appreciate the outdoors, Ballygowan is within close reach of both Strangford Lough and The Mourne Mountains providing stunning scenery, walking trails and water based activities.



ROOM DETAILS

Ground Floor

- Entrance Hall
- Family Lounge
18'3" x 13'
- Family Room
10'9" x 13'
- Kitchen/Dining
11'6" x 18'7"
- Utility/Cloak Room
6'11" x 5'1"
- Downstairs WC
- Stairs To First Floor
Landing

First Floor

- Landing
- Principle Bedroom
11'3" x 13'
- En-suite Bathroom
- Bedroom Two
15'5" x 10'10"
- Bedroom Three
10'9" x 13'
- Bedroom Four/Office
11'8" x 10'9"
- Bedroom Five
11'6" x 10'
- Bedroom Six/Nursery
8'8" x 10'11"
- Bathroom
11'6" x 8'10"

Annexe

- Entrance Hall
- WC
- Office
7'10" x 7'10"
- Living/Dining Space
19'2" x 11'9"
- Kitchen
9'5" x 10'8"
- Utility Area
- Bathroom
- Bedroom
11'4" x 10'7"

Outside

- Extensive driveway providing ample off street car parking
- Fully enclosed side and rear garden laid in lawn with mature planting and hedging, paved patio area ideal for outdoor entertaining, young children or pets alike, barked area, raised flowerbeds, grow boxes
- Outside light, outside water, outside electric weatherproof sockets
- New Combi Boiler and banded oil tank.





FLOOR PLANS





DIRECTIONS

From The Square in Comber turn onto High Street and continue onto Ballygowan Road to Ballygowan. Take a left onto Magherascouse Road then take the 4th right to stay on Magherascouse Road. Number 48 is located on the left-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 | | |
| 69-80 C | | |
| 55-68 D | 71 | 71 |
| 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.



OUR BRANCHES

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