



Forge Walk,

**Offers in the region of
£167,500**



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Forge Walk, Ballygowan, County Down

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This immaculately presented semi detached home is just over 4 years old and has been presented to an excellent standard throughout by its current owners. The property will suit a wide range of buyers and with its impeccable presentation throughout it will leave the new home owner with nothing to do other than move in. This property is part of the highly desirable 'The Forge' development by Hilmark Homes and is located off the Moss Road in Ballygowan, with the village itself within a short walk. Positioned in a quiet yet ideal village setting with good location for an easy commute to surrounding areas such as North Down, Lisburn or to Belfast City Centre. There are also numerous day to day amenities and public transport links available in the village. Internally the property boasts a bright living room with wood burning stove, modern spacious fitted kitchen open plan to dining area and a WC. This is complimented on the first floor by 3 well-proportioned bedrooms (master with en-suite shower room) and a modern family bathroom with white suite. To the outside there is parking for two cars to the front and a good sized enclosed garden to the rear. The property is further enhanced with gas fired central heating and uPVC double glazing. To arrange your viewing of this stunning home contact our sales team on (028) 9181 4144.

GROUND FLOOR

ENTRANCE HALL

Hard wood front door. Tiled floor.

WC

Modern white suite comprising low flush WC and wall mounted wash hand basin with mixer tap. Tiled floor. Extractor fan. Recessed spot lights.

LOUNGE

4.93m x 3.91m (16'2" x 12'10")

Feature multi fuel stove with slate hearth.

KITCHEN / DINING

6.07m x 3.28m (19'11" x 10'9")

Luxury fitted cream shaker style kitchen with an excellent range of high and low level units and laminate work surfaces. One and a half bowl stainless steel single drainer sink unit with mixer tap. Single oven, 4 ring gas hob and stainless steel extractor fan. Integrated fridge/freezer, dishwasher and washer/dryer. Gas boiler housing. Tiled floor and part tiled walls. PVC doors to rear.

FIRST FLOOR

LANDING

Storage cupboard.

MASTER BEDROOM

3.68m x 3.61m (12'1" x 11'10")

ENSUITE

Contemporary white suite comprising low flush WC, wall mounted wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls. Recessed spot lights. Extractor fan.

BEDROOM 2

3.68m x 3.30m (max) (12'1" x 10'10" (max))

BEDROOM 3

3.30m x 2.84m (max) (10'10" x 9'4" (max))

FAMILY BATHROOM

2.29m x 2.11m (7'6" x 6'11")

Modern white suite comprising low flush WC, wall mounted wash hand basin with mixer tap and panel bath with mixer tap and thermostatically controlled shower over. Tiled floor and part tiled walls. Recessed spot lights. Extractor fan.

OUTSIDE

Front garden laid in lawns and tarmac drive. Enclosed rear garden laid in lawns and shrubs with feature patio and decked areas.

HEATING TYPE

Gas fired central heating.

GLAZING TYPE

Double Glazed

EPC

FLOOR PLAN



For full EPC please contact the branch

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



