

028 9187 8956

Estate Agent of the Year
Northern Ireland 2016

Tim Martin
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



70 Moss Road
Ballygowan BT23 6LF

OFFERS
OVER

£279,950

A spacious detached bungalow with integral garage situated convenient to Ballygowan, Killinchy, Whiterock and a short commute to Belfast.

The property has been recently extensively renovated to include an integrated fitted kitchen, contemporary principal bathroom and en suite shower room fittings and has been redecorated throughout.

16 solar panels are fitted on the roof providing cheap electricity and a financial return for the owners.

This is a quality family home ready for immediate occupation.

ACCOMMODATION

COVERED ENTRANCE PORCH

With pir lights; timber decking step.

ENTRANCE HALL

Cloakroom



LOUNGE 9.45m (31'0) x 4.01m (13'2)

Approached through glazed double doors; hole in the wall fireplace with cast iron enclosed stove on quarry tiled hearth; corniced ceiling.



CONSERVATORY 3.56m (11'8) x 2.95m (9'8)

Ceramic tiled floor; double doors to gardens; fluorescent lighting and fan.

KITCHEN 3.89m (12'9) x 2.84m (9'4)

1½ tub single drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; integrated Candy electric oven; Bosch 4 ring ceramic hob with stainless steel and glass extractor hood; part tiled walls and ceramic tiled floor; LED lighting.



LAUNDRY ROOM 2.87m (9'5) x 1.68m (5'6)

Built-in cupboards; formica worktops; plumbed for washing machine and dishwasher; hotpress with lagged copper cylinder and Willis type immersion heater; ceramic tiled floor.

BEDROOM 1 3.51m (11'6) x 3.28m (10'9)**BEDROOM 2 3.43m (11'3) x 3.28m (10'9)****MASTER BEDROOM 3.81m (12'6) x 3.25m (10'8)****EN SUITE SHOWER ROOM 2.49m (8'2) x 1.17m (3'10)**

White suite comprising Quadrant tile shower cubicle with Heatsone Plus electric shower; glass sliding shower doors and side panels; pedestal wash hand basin with chrome mono mixer taps; close couple wc; Pvc panelled walls; matching ceiling with LED lighting; extractor fan; ceramic tiled floor.

BEDROOM 4 4.01m (13'2) x 3.2m (10'6)

Sliding patio door and side panel.

**PRINCIPAL BATHROOM 4.11m (13'6) x 3.18m (10'5)**

White suite comprising panel bath with chrome pillar mixer tap; rectangular shower cubicle with thermostatically controlled power shower; glass sliding shower door and side panels; chrome handles; pedestal wash hand basin with chrome mono mixer taps; illuminated mirror fronted bathroom cabinet over; close coupled wc; chrome vertical heated towel radiator; Pvc walls; ceramic tiled floor; Pvc panelled ceiling with Led lighting.

OUTSIDE

Decorative gravel drive and ample parking to front and side and leading to:-

INTEGRAL GARAGE

Roller door; fluorescent lights and power points; built-in work bench; oil fired boiler; Stanley range connected to water system.

GLASS HOUSE 4.42m (14'6) x 2.29m (7'6)

Twin sliding doors.

GARDEN STORE

Gardens to front sides and rear; top soiled an or laid down to grass and planted with a selection of mature trees.



CAPITAL / RATEABLE VALUE

£235,000 Rates Payable = £1841.46 per annum (approx.)

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		68
E 49-54	47	
F 31-48		
G 1-30		
Not energy efficient - higher running costs		



VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

Contact us now to arrange a free, no obligation valuation



MAILING LIST

Join Our Mailing List to receive free texts or emails on newly added properties



Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

