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Estate Agent of the Year
Northern Ireland 2016

Tim Martin
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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 pannelled 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.

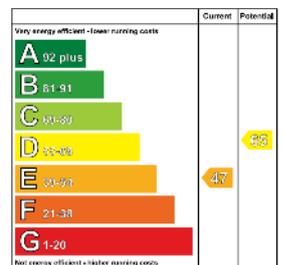
GARDEN STORE

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.)



VIEWING

By Appointment with Agent



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