

**Tim Martin**  
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49 Meadow Way  
Ballygowan  
BT23 5TQ

Offers Around  
£169,950

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## SUMMARY

Situated in this popular and convenient development, this beautifully presented semi-detached property is the perfect home for the first time buyer or young family.

The property is fitted with oil fired central heating, uPVC double glazing and boasts spacious accommodation, comprising of three excellent sized bedrooms, two reception rooms, sun room, fitted kitchen with a range of integrated appliances and a modern fitted bathroom to the first floor. Outside, a spacious driveway leads to the front and side of the property, allowing for ample off street parking and to the large attached garage, which is fitted with a separate shower room. The fully enclosed and easily maintained rear gardens have been beautifully landscaped to provide a safe environment for all to enjoy.

Ballygowan village is within walking distance as too is the local primary school and public transport. The surrounding towns of Saintfield, Comber and Newtownards are all close by whilst, Belfast city centre is easily accessible.

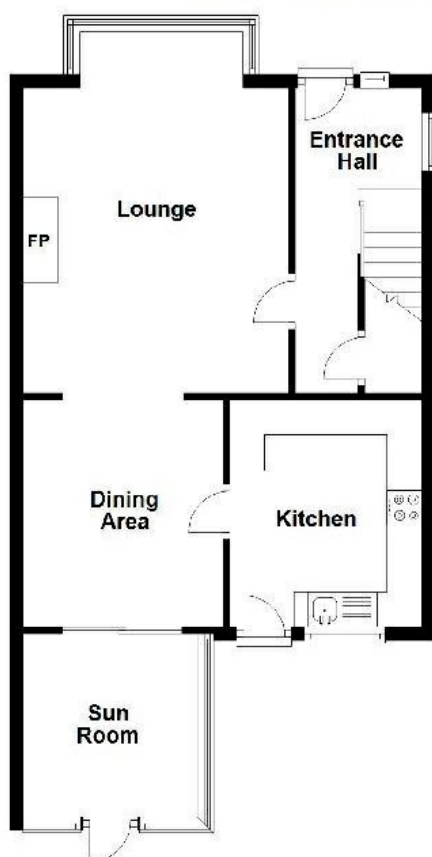
### FEATURES

- Well Presented Semi Detached Property
- Three Excellent Sized Bedrooms
- Two Reception Rooms
- Sun Room Overlooking Rear Garden
- Fitted Kitchen With Integrated Appliances
- Modern Fitted Bathroom Suite
- Spacious Drive To Front And Side
- Attached Garage With Separate Shower Room
- Fully Enclosed Rear Gardens
- Oil Fired Heating & Double Glazing
- Perfect For First Time Buyer Or Young Families



### Ground Floor

Approx. 52.8 sq. metres (568.0 sq. feet)



### First Floor

Approx. 44.2 sq. metres (475.1 sq. feet)





**ENTRANCE HALL** Glazed uPVC entrance door with matching side panel; wood strip floor; under stairs storage cupboard; telephone connection point.

**LOUNGE** 4.34m (14'3) x 3.94m (12'11)

Beautiful cast iron fireplace with open fire; raised slate hearth; tv aerial connection point; pine wood strip floor; open through to:-



**DINING ROOM** 3.25m (10'8) x 2.9m (9'6)

Pine wood strip floor; part painted tongue and groove wall panelling; electric stove on raised slate hearth; sliding doors to:

**SUN ROOM** 2.74m (9'0) x 2.49m (8'2)

Tiled floor; velux window; glazed uPVC door to rear.



**KITCHEN** 3.25m (10'8) x 2.79m (9'2)

Excellent range of pine high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mono mixer tap; integrated Neff electric under oven with Neff 4 ring ceramic hob and Neff grill; concealed extractor unit over; integrated Ariston fridge; Montpellier freezer; Ignis dishwasher; formica worktops; tiled splashback; tiled floor; glazed uPVC door to rear.

**FIRST FLOOR / LANDING**

Access to roofspace; hotpress with lagged copper cylinder.



**BEDROOM 1** 4.37m (14'4) x 2.64m (8'8)

**BEDROOM 2** 3.3m (10'10) x 3.3m (10'10) Maximum Measurements



**BEDROOM 3** 3.63m (11'11) x 3.28m (10'9)

Pine wood strip floor; built in sliding robes with mirrored doors.





### BATHROOM 2.06m (6'9) x 1.68m (5'6)

Modern white suite comprising panelled bath with Mira Go electric shower unit and wall mounted telephone shower attachment; close coupled wc; wall mounted wash hand basin with mixer taps and vanity unit under; tiled walls; tile effect laminate flooring; pine tongue and groove ceiling with recessed spotlights.

### OUTSIDE

Spacious bitmac driveway leading to front and side of the property and to:-

### GARAGE 6.96m (22'10) x 3m (9'10)

Electric up and over door with remote control; ample light and power points; mezzanine storage area; shower room comprising fully tiled separate shower cubicle with Mira Sport electric shower unit and wall mounted telephone shower attachment; low flush wc; wall mounted wash hand basin with vanity unit under; tiled floor and walls; space and plumbing for washing machine and tumble dryer; oil fired boiler; rear access.

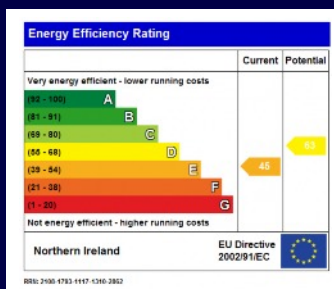
### GARDENS

Gardens to front laid out in lawn; fully enclosed rear gardens laid out in lawn; spacious brick pavia patio area; lights and water tap; pvc oil storage tank.



### CAPITAL / RATEABLE VALUE

£115,000 = Rates payable £922.30 per annum (approx.)



### Comber

27 Castle Street, Comber, BT23 5DY  
T 028 91 878956

### Saintfield

1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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