

simonBRIEN
RESIDENTIAL

29b Saintfield Road,
Ballygowan, BT23 6HB



SUPERB FAMILY HOME C. 2700 SQ FT

Asking Price £275,000

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www.simonbrien.com



KEY FEATURES

- Versatile detached property extending to circa 2700 sq ft
- Drawing room with feature corner window and fireplace
- Formal dining room
- Sitting room leading to conservatory
- Five bedrooms (Three on lower ground floor)
- Master bedroom with extensive range of built in furniture and ensuite
- Bathroom with modern white suite
- Shower room on lower ground floor
- Cloakroom with WC
- Study
- Computer room
- Oil fired central heating
- Double glazing
- Integral garage with electric door
- Large private and enclosed rear garden
- Front garden with mature trees and shrubs
- Driveway for four to five cars
- Excellent location, good transport links to Belfast, Lisburn and Downpatrick



SUMMARY

A deceptively spacious split level detached property with versatile accommodation extending to approximately 2700 sq. ft.

Situated within walking distance of the shops and amenities of Ballygowan village, this property also benefits from excellent transport links with Belfast City Centre approximately 9 miles away. The accommodation is spacious and flexible in layout with obvious potential to remodel internally and add value. Currently there are five bedrooms, including a master with ensuite, a bathroom and an additional shower room on the lower ground floor. Each of the four reception areas are filled with natural light and provide an abundance of space for the modern family. The kitchen is beautifully appointed with an excellent range of units and integrated Bosch appliances. The integral garage, utility room and extensive (partly floored) roof space offer superb additional storage. Externally the large rear garden has a high degree of privacy and offers a safe and enclosed space to play in as well as patio areas for outdoor entertaining.

Ballygowan gives ease of access to Comber, Saintfield, Downpatrick, Lisburn and Belfast making it a choice location for a variety of purchasers.





THE PROPERTY COMPRISES:

GROUND FLOOR

COVERED ENTRANCE PORCH:

Double glazed front door.

SPACIOUS ENTRANCE HALL:

Cloaks storage with range of mirror fronted Sliderobes. Hotpress with copper cylinder and immersion heater. Double doors to:

DRAWING ROOM:

20' 3" x 13' 2" (6.17m x 4.01m)

Laminate wood floor, feature marble fireplace with carved wooden surround and gas fire, dual aspect windows, feature corner window.

DINING ROOM:

14' 0" x 12' 3" (4.27m x 3.73m)

Double doors from entrance hall, feature corner window.

CLOAKROOM:

Coloured suite comprising: low flush WC, pedestal wash hand basin, ceramic tiled floor, fully tiled walls.

SITTING ROOM:

15' 2" x 10' 4" (4.62m x 3.15m)

Wall light points. Sliding door to:

CONSERVATORY:

16' 6" x 13' 0" (5.03m x 3.96m)

At widest points. Ceramic tiled floor, door leading to rear garden.

STUDY:

9' 9" x 8' 2" (2.97m x 2.49m)

Laminate wood floor.



KITCHEN/BREAKFAST ROOM:

16' 8" x 11' 2" (5.08m x 3.4m)

Excellent range of high and low level units, Hi-Macs composite work surfaces, 1.5 bowl stainless steel sink unit with mixer tap, Insinkerator instant hot water tap, integrated Bosch microwave, integrated double Bosch oven, integrated Bosch hob and integrated extractor hood, plumbed for dishwasher, ceramic tiled floor, recessed spotlighting.

UTILITY ROOM:

11' 3" x 7' 6" (3.43m x 2.29m)

Range of high and low level units Hi-Macs work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, vented for tumble dryer, ceramic tiled floor, door to garage.





MASTER BEDROOM:
13' 0" x 10' 0" (3.96m x 3.05m)

Excellent range of built in robes and high level storage.

ENSUITE SHOWER ROOM:

Coloured suite comprising: Low flush WC, pedestal wash hand basin, fully tiled shower cubicle with thermostatically controlled shower unit, ceramic tiled floor, fully tiled walls.

BEDROOM (2):
12' 8" x 11' 3" (3.86m x 3.43m)

BATHROOM:

Luxury white suite comprising: Push button WC, vanity sink unit with mixer tap, panelled bath with mixer tap and telephone hand shower attachment, shower screen door, fully tiled walls, ceramic tiled floor, heated towel rail.

LOWER LEVEL

BEDROOM (3):
11' 7" x 9' 9" (3.53m x 2.97m)

BEDROOM (4):
13' 4" x 9' 9" (4.06m x 2.97m)

Double glazed sliding doors to garden, laminate wood floor.

BEDROOM (5):
13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed sliding doors to garden.

SHOWER ROOM:

White suite comprising: Low flush WC, pedestal wash hand basin, fully tiled shower cubicle with thermostatically controlled shower unit, ceramic tiled floor, fully tiled walls, extractor fan.

COMPUTER ROOM/DEN/HOBBY ROOM:
11' 8" x 7' 0" (3.56m x 2.13m)

Built in robe.

ROOFSpace:

Partially floored, light and power, approached by Slingsby type ladder.



OUTSIDE

INTEGRAL DOUBLE GARAGE:
20' 2" x 17' 1" (6.15m x 5.21m)

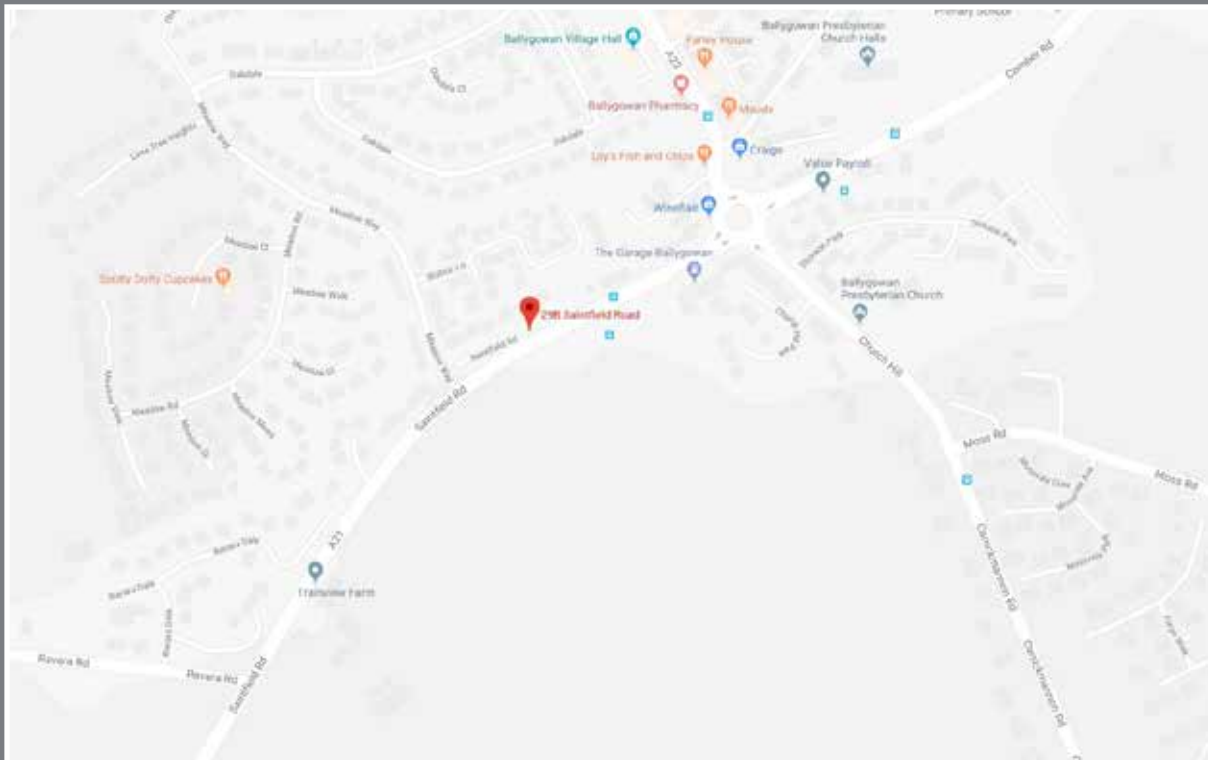
Remote control up and over door, service door leading to garden, light and power, oil fired boiler, loft storage with light, two rear uPVC single glazed windows.

Large enclosed rear garden in lawns and paved patio area, PVC oil storage tank, driveway for 4-5 cars. Front garden in lawns and mature trees and shrubs. High degree of privacy to rear.



All measurements are approximate and for display purposes only.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

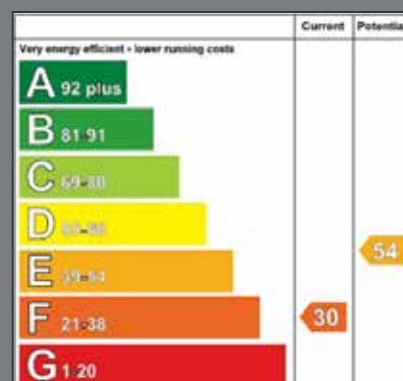


Lettings Department

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REF: AM/E/19/AN



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