

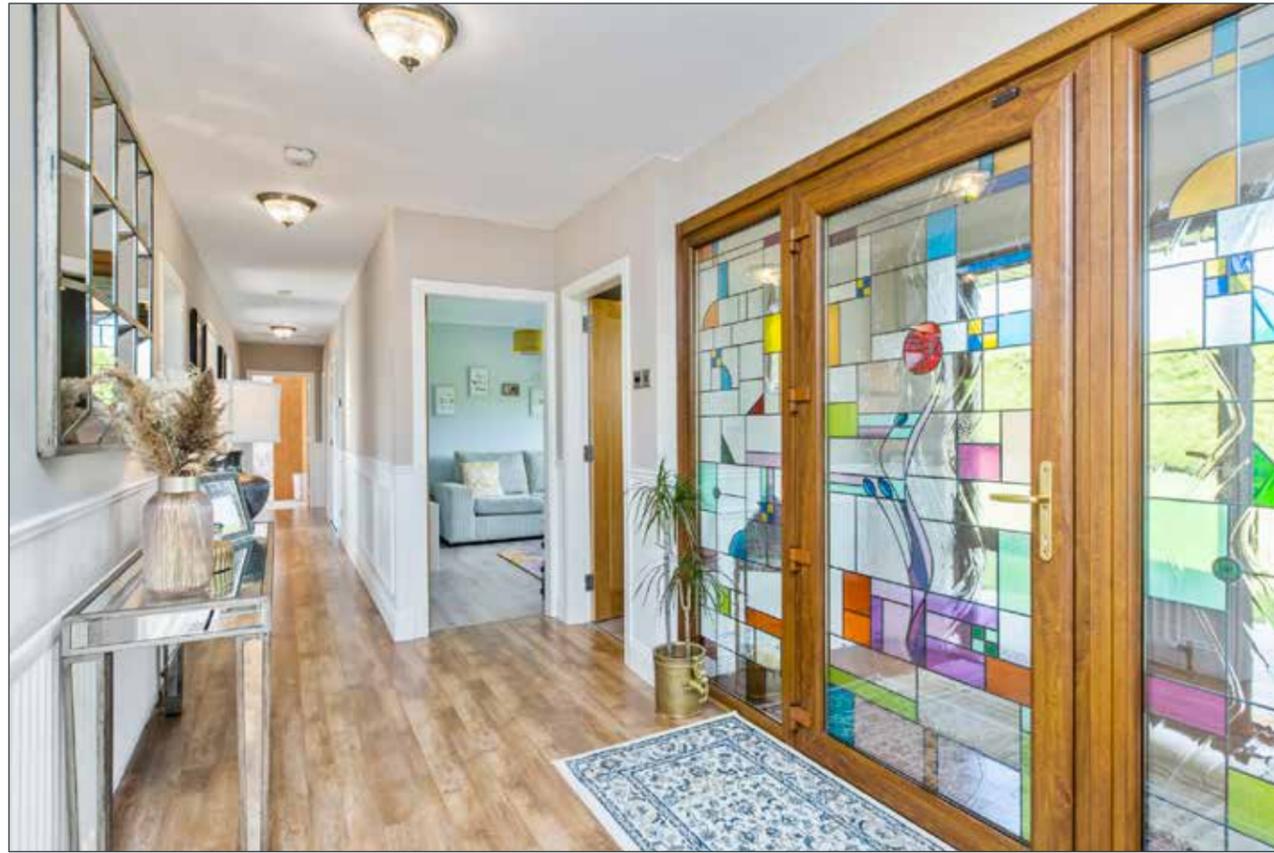
simon**BRIEN**
RESIDENTIAL

55 Moss Road,
Ballygowan, BT23 6DH



Offers Around £399,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- An impressive detached bungalow
- Nicely positioned within a rural setting on the outskirts of Ballygowan village
- Large entrance hall
- Lounge with attractive open fire
- Formal dining room, which can be easily utilised as a snug or play room
- Luxury painted solid Oak kitchen, island, breakfast bar and integrated appliances
- Family room with open fire off kitchen
- Sun room offering countryside views to rear
- Four bedrooms, master with en suite shower room
- Large utility room
- Smartly decorated cloakroom comprising White suite
- Attached double garage with twin roller doors
- Additional detached garage/ workshop
- Superb gardens to front, side, and rear with manicured lawns, trees, hedging and large patio area
- Extensive tarmac driveway offering fantastic parking for all the family
- Substantial Oak effect uPVC double glazed windows and doors
- Alarm system
- Oil fired central heating system

SUMMARY

This impressive detached home is ideally situated in a quiet rural setting with uninterrupted countryside views to the rear, and is nicely positioned on the outskirts of Ballygowan village. Approached via a gated entrance which leads onto an extensive tarmac drive with fantastic parking area with lots of space for family cars, a leisure boat, horse lorry, and even a touring caravan. There are beautifully tended gardens to the front, side, and rear of the property laid out in manicured lawns, selection of trees and hedging, and large paved patio with accompanying path. Additionally there is a large double garage with twin roller doors, plus a detached garage/ workshop should you have vehicles you wish to tuck away.

The accommodation comprises of large entrance hall with wall panelling, lounge with open fire, formal dining room, open plan kitchen, / breakfast/ family area with gorgeous painted Oak kitchen, island, open fire, and range of integrated appliances. There is a sunroom and separate large utility room leading from the kitchen area. Offering four good sized bedrooms, bed 1 has an en-suite shower room with a modern White suite, and a large family bathroom comprising luxury White suite and Travertine wall and floor tiling services the remaining bedrooms.

This really is a property that needs to be viewed internally to be fully appreciated, to arrange your own private viewing appraisal please contact our Newtownards branch on 02891 800700 at your earliest convenience.

THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed door to:

ENCLOSED ENTRANCE PORCH:

Ceramic tiled floor, uPVC double glazed door, leaded glass and matching side panels to:

ENTRANCE HALL:

Polished laminate floor, telephone point, wood effect panelling, large hotpress with copper cylinder and immersion heater. Access to roofspace, cloaks.

LOUNGE:

20' 3" x 12' 8" (6.17m x 3.86m)

Attractive carved timber fireplace with cast iron inset, open fire and granite hearth, corniced ceiling, feature corner window, uPVC double glazed corner window, patio door to rear garden.



**LUXURY KITCHEN/BREAKFAST/FAMILY ROOM:
24' 8" x 19' 10" (7.52m x 6.05m)**

L shaped. Twin tub sink unit with mixer taps, excellent range of high and low level painted oak shaker style units, granite work surfaces, 6 ring gas hob unit, stainless steel extractor hood, double built in oven, integrated fridge, dishwasher, microwave, bin storage, display cabinets, wine and glass rack, concealed lighting, island with breakfast bar, wall tiling, wood effect ceramic tiled floor, feature cast iron fireplace, open fire to family room, glazed double doors to:

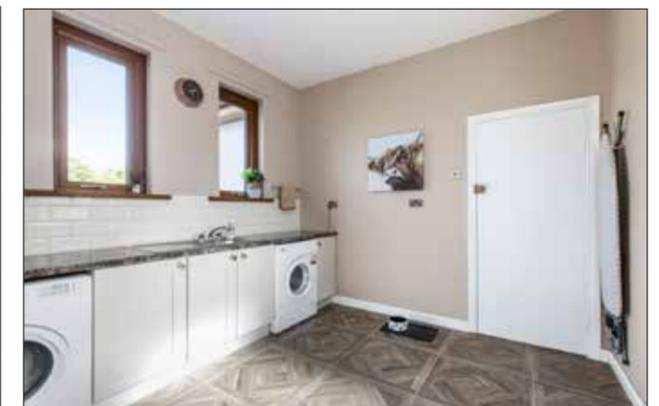


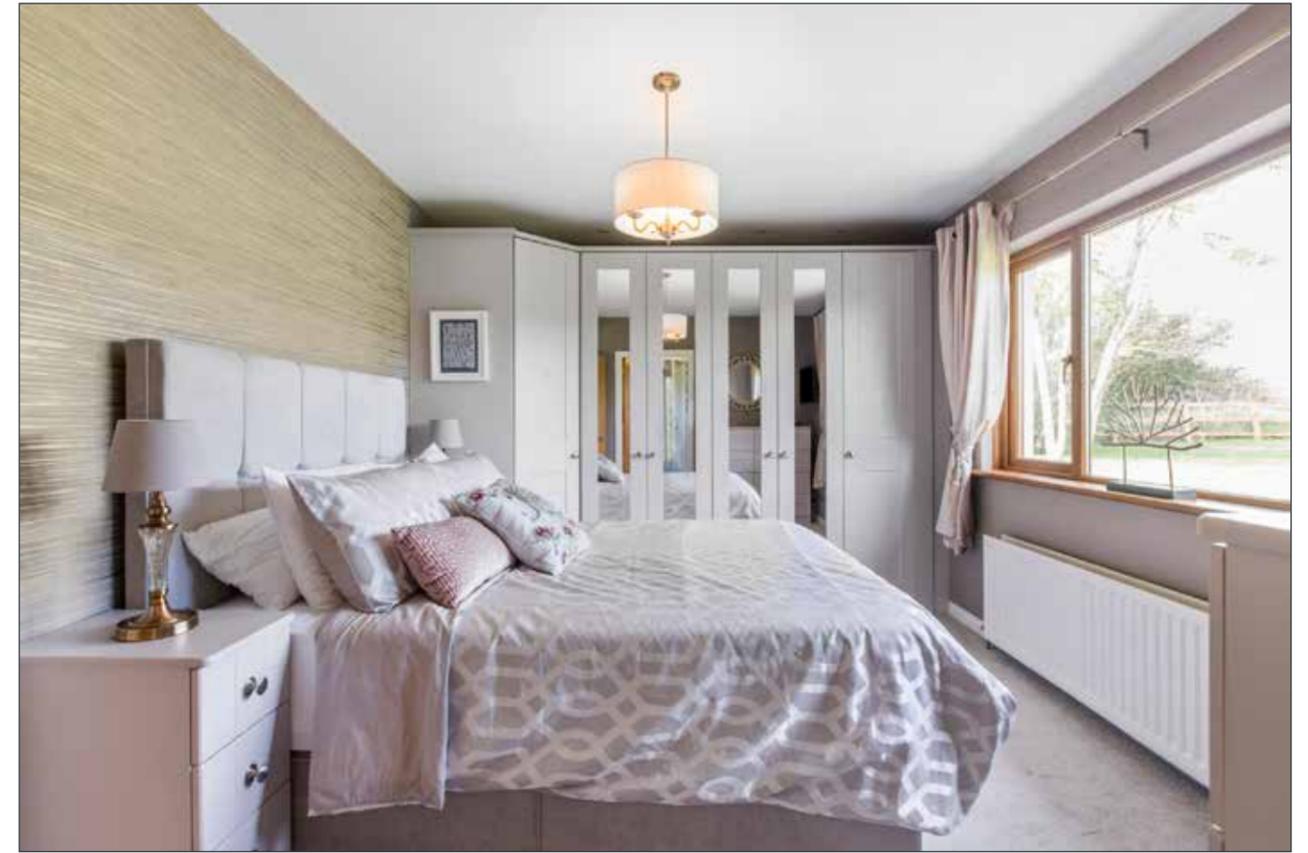
**SUN ROOM:
17' 6" x 10' 7" (5.33m x 3.23m) At widest points**

Ceramic tiled floor, LED recessed spotlights, countryside views, uPVC double glazed French doors to rear.

**UTILITY ROOM:
9' 10" x 9' 10" (3m x 3m)**

Single drainer stainless steel sink unit with mixer taps, range of low level units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, wall tiling, wood effect ceramic tiled floor, uPVC double glazed door to rear.





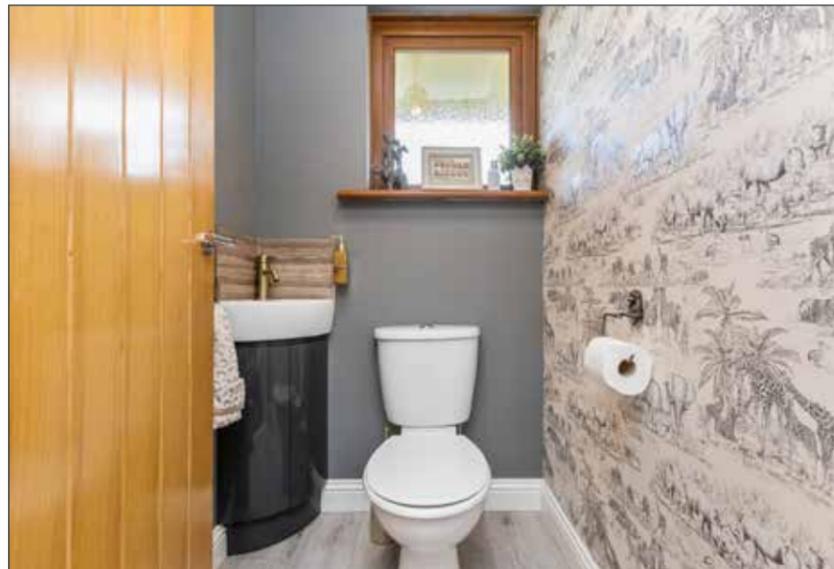
CLOAKROOM:

Modern white suite comprising: corner vanity unit with wash hand basin and mixer taps, push button WC, polished laminate floor.

**DINING ROOM/PLAY ROOM/
BEDROOM (5):**

11' 8" x 10' 5" (3.56m x 3.18m)

Polished laminate floor, corniced ceiling.



BEDROOM (1):

11' 11" x 10' 5" (3.63m x 3.18m)

Excellent range of modern built in robes.

DELUXE ENSUITE:

Modern white suite comprising: Separate shower cubicle with multi jet and steam shower, floating wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, vertical radiator.



BEDROOM (2):
13' 11" x 9' 11" (4.24m x 3.02m)
 Range of mirror fronted Sliderobes, countryside views.



BEDROOM (3):
9' 11" x 9' 11" (3.02m x 3.02m)
 Countryside views.



BEDROOM (4):
9' 11" x 8' 10" (3.02m x 2.69m)
 Range of modern Sliderobes, countryside views.



DELUXE FAMILY BATHROOM:
 White suite comprising: Panelled corner whirlpool bath, separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, bidet, feature Travertine tiled floor and walls, vertical radiator, recessed spotlighting.





OUTSIDE

ATTACHED GARAGE

20' 4" x 19' 11" (6.2m x 6.07m)

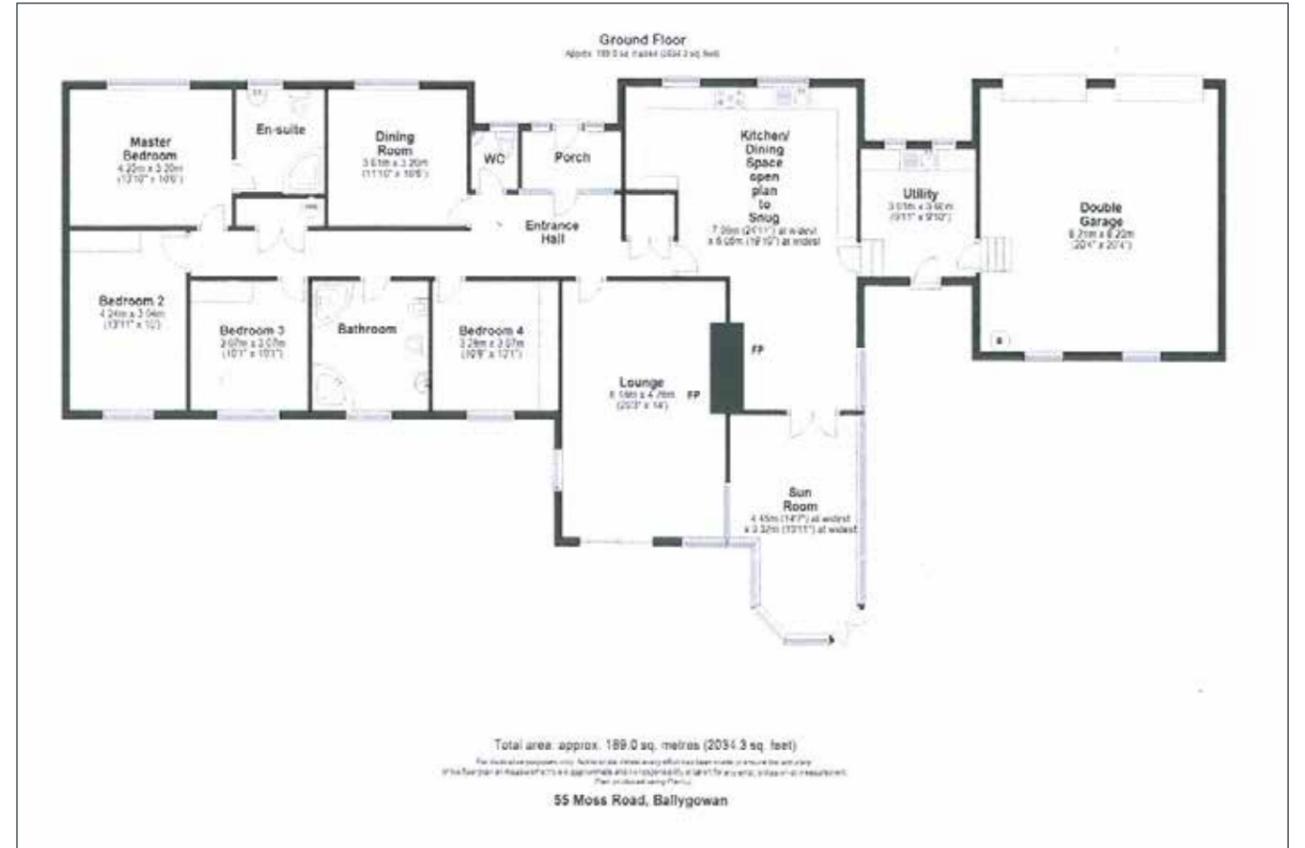
Twin oak effect roller doors, light and power, oil fired boiler, 2 uPVC rear windows. Approached via large tarmac driveway with gates.

DETACHED GARAGE/WORKSHOP:

31' 4" x 9' 9" (9.55m x 2.97m)

Up and over door, light and power, clear perspex ceiling/roof. Approached via tarmac driveway.

Gardens to front, side and rear laid out in extensive manicured lawns, selection of trees, hedging and shrubs offering privacy and countryside views, extensive paved patio area and path around property, dog run.



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: RO/I/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	50 E	
21-38	F		
1-20	G		

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