

For Sale

Asking Price: £245,000

SimonBrien



22 Station Lane
Ballygowan
Newtownards
BT23 5XJ

simonbrien.com



In the centre of Ballygowan this fabulous family home is therefore in close proximity to many village shops, local schools and offers ease of access to Belfast, Lisburn and other surrounding towns and villages.

Tastefully finished throughout the accommodation comprises an entrance porch to spacious reception hall, fabulous living room with natural light pouring in from both ends and a feature fireplace, dining/family room open plan to the kitchen with integrated appliances. The three bedrooms are all of a good size with the principal benefitting from an en suite shower room in addition to the family bathroom. Externally there is a driveway leading to an integral garage and a fantastic rear garden with sunny South Westerly aspect.



Offering a low maintenance lifestyle and in great order throughout we recommend an internal viewing at your convenience.



Accommodation

uPVC front door to tiled entrance porch. Inner door to

Reception Hall

Matching tiled floor, cloaks cupboard downstairs

Living Room

19'8" x 12'3" (6m x 3.73m): Feature fireplace with slate hearth, solid wooden floor and uPVC double doors to rear

Kitchen/Dining

23'1" x 9'11" (7.04m x 3.02m):

Modern fitted kitchen with range of high and low level units, work surfaces, stainless steel sink unit with mixer taps, integrated oven and hob, extractor hood, ceramic tiled floor part tiled walls, concealed lighting.

Integral Garage

19'4" x 9'10" (5.9m x 3m): Oil fired boiler, plumbed for washing machine, light and power





First Floor Landing

Access to roofspace, shelved hotpress with copper cylinder

Bedroom 1

12'3" x 11'11" (3.73m x 3.63m):

En Suite

6'5" x 4'9" (1.96m x 1.45m):

Fully tiled suite comprising WC, vanity unit, corners shower cubicle, towel rail, spotlights and extractor fan

Bedroom 2

13'6" x 9'11" (4.11m x 3.02m):

Bedroom 3

10'4" x 9'6" (3.15m x 2.9m):

Mirror fronted sliding robes

Bathroom

9'2" x 8'8" (2.8m x 2.64m):

Modern suite comprising WC, wash hand basin, panelled bath, corner shower cubicle, spotlights and extractor fan

Outside

Driveway parking leading to integral garage. Enclosed rear gardens with patio area and delightful Westerly aspect





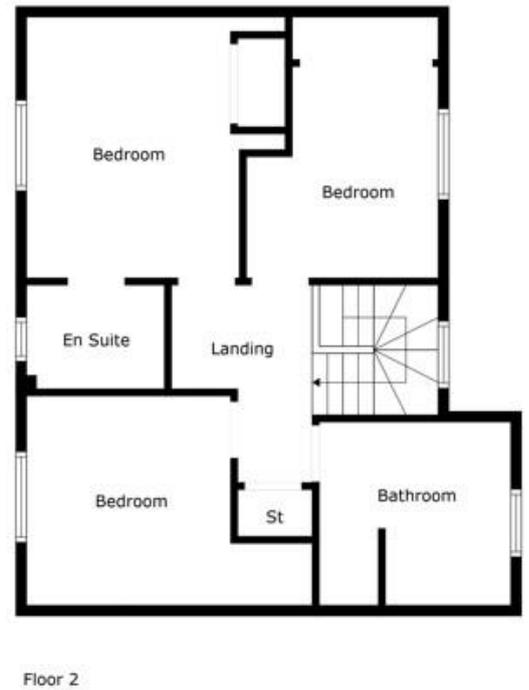
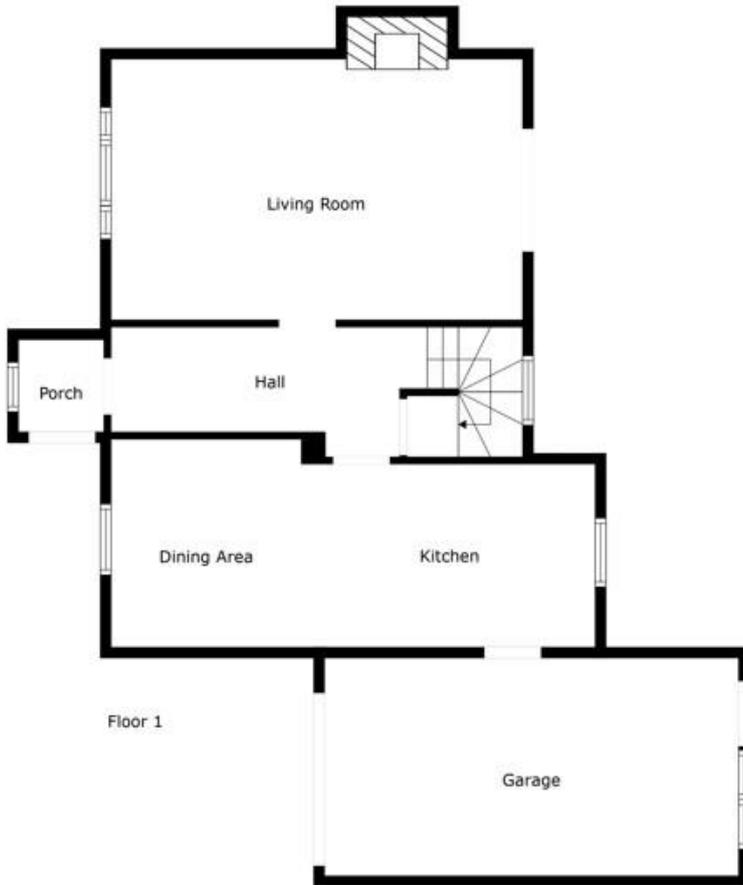
Special Features & Services

- Fabulous, modern detached family home in popular and most convenient residential location
- Excellent proximity to village shops and road networks to surrounding towns and villages
- Generous living room with feature fireplace, wooden flooring and access to enclosed rear garden
- Dining area open plan to a modern fitted kitchen with integrated appliances
- Three excellent first floor bedrooms, principal with en suite shower room
- Family bathroom with modern white suite
- Driveway parking leading to an integral garage
- Enclosed rear garden in lawn with a patio and a delightful Westerly aspect
- Oil fired central heating, uPVC double glazing, well insulated throughout









VALUER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

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