

simon**BRIEN**  
RESIDENTIAL

3 Hampton Court,  
Ballygowan, BT23 6HW



Asking Price £115,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Spacious First Floor Apartment
- Two Double Bedrooms
- Open Plan Living/Kitchen/Dining Area
- Bathroom In Modern White Suite
- Gas Fired Central Heating
- PVC Double Glazing
- Resident And Visitor Parking
- Ideal First Time Buy
- Popular And Convenient Town Centre Location
- Viewing by Private Appointment

## DESCRIPTION

Ideally located in the heart of Ballygowan town centre with its host of local amenities, the property is well placed for commuting to Belfast and is within comfortable distance to the surrounding towns of Saintfield and Comber. Internally the accommodation is both spacious and well-presented throughout comprising of two double bedrooms, modern white bathroom suite together with excellent open plan, living/kitchen/dining area. Likely to be of interest to the first-time buyer or young professional in today's market we recommend an immediate appointment to view through our Lisburn Road office on 02890668888.

## KITCHEN/LIVING/DINING:

High and Low Level units, inset sink, 4 ring hob, electric oven, recess fridge freezer, plumbed washing machine

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL:

Stairs to first floor.

### FIRST FLOOR

#### ENTRANCE HALL:

Hardwood front door to entrance hall with laminate floor and cloakroom.

#### BEDROOM (1):

16' 5" x 9' 4" (5m x 2.84m)



#### BEDROOM (2):

15' 5" x 9' 8" (4.7m x 2.95m)



#### BATHROOM:

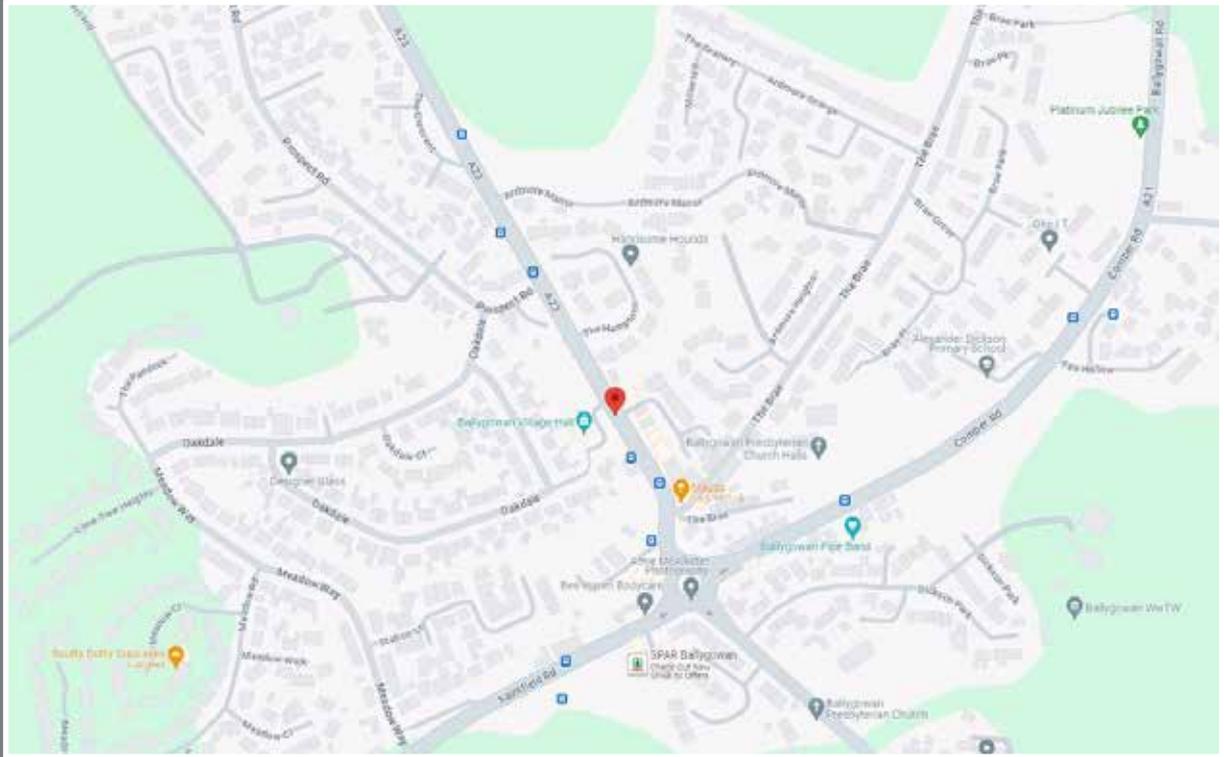
White suite, panelled bath, mixer taps, separate shower enclosure, low flush WC, pedestal wash hand basin



#### OUTSIDE

Communal parking

# 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](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/M/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B	A4 B	A4 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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