



92 BALLYGOWAN ROAD, HILLSBOROUGH, BT26 6EQ

- An Attractive Detached Cottage Style Bungalow Occupying A Pleasant Rural Setting With Panoramic Views Across Open Fields To Rear
- Approximately 2 Miles From Hillsborough Village And A1 Dual Carriageway Giving Easy Access To Sprucefield, M1 Motorway And Lisburn
- Comfortable Lounge With Bay Window, Open Fireplace And Solid Oak Floor
- Fitted Kitchen/Dining Area With Integrated Appliances And Open Plan To Conservatory
- Spacious Double Glazed Conservatory With Panoramic Views Over Surrounding Countryside And Double Doors To Patio And Private Rear Garden
- Three Bedrooms (One With Luxury Shower Room En Suite)
- Bathroom With White Suite Plus Shower Cubicle And Chrome Finish Heated Towel Rail

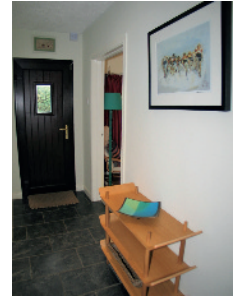
PRICE: OFFERS IN THE REGION OF £210,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E42

REF:GN030920HG

- Spacious Gardens Laid In Lawns With Mature Trees And Shrubs And Raised Patio Area With Private Outlook Over Fields And Panoramic Views
- Garden Store And Covered Area / Tarmac Driveway And Parking Area
- Dual Oil Fired And Solid Fuel Central Heating Systems



ACCOMMODATION

Measurements are approximate

Entrance Hall

Tiled floor. Double glazed entrance door in mahogany effect PVC frame.

Lounge

3.93m x 3.90m (13'0" x 12'10")

Measurement taken into bay window. Painted mahogany fire surround. Marble inset. Back boiler linked to central heating system. Solid oak floor.



Fitted Kitchen/Dining Area With Integrated Appliances

5.07m x 2.76m (16'7" x 9'1")

Measurement taken to widest points. Range of high and low level units. Wood strip effect work surfaces. Single drainer ceramic sink unit with mixer tap. Integrated Zanussi double oven and ceramic hob. Extractor hood in canopy. Integrated fridge/freezer. Glazed cabinets. Part tiled walls. Tiled floor. Recessed spot lights. Open plan to conservatory.



Spacious PVC Double Glazed Conservatory

3.65m x 3.73m (12'0" x 12'3")

PVC double glazed double doors to paved patio area. Tiled floor.



Rear Hall

Mahogany effect PVC double glazed back door.



Bedroom 1

3.63m x 3.56m (11'11" x 11'8")

Large built in robe.

Shower Room En Suite

Spacious walk in shower enclosure. Aqualisa power shower. Wash hand basin with mono style mixer tap. Corner fit close couple low flush WC. Recessed spot lights. Tiled walls and tiled floor. Chrome finish heated towel rail.

Bedroom 2

3.64m x 3.19m (11'11" x 10'5")

Bedroom 3

3.19m x 2.74m (10'5" x 9'0")

Tiled Bathroom

White suite. Panelled bath. Pedestal wash hand basin. Close couple low flush wc. Shower cubicle. Aqualisa electric shower. Chrome finish heated towel rail. Recessed spot lights. Tiled walls and tiled floor. Separate Hot Press.

OUTSIDE

Delightful rural setting with fields and panoramic views to rear. Mature and well screened gardens laid in lawns with trees and shrubs. Paved patio area. Timber garden shed. Garden well with cast iron pump. Detached brick built store. Plumbed for washing machine. Covered storage/bbq area.

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

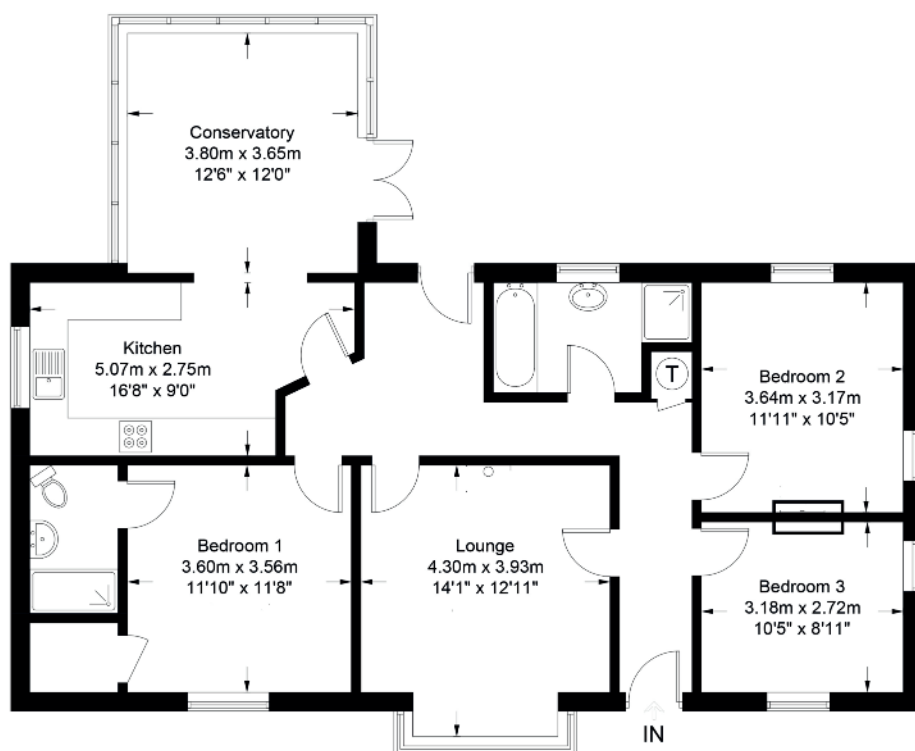
RATES PAYABLE: For period April 2020 to March 2021 £1391.76

Directions

From A1 Dual Carriageway at flyover proceed along Ballygowan Road, number 92 is 1.5 miles on the right hand side.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.





Very energy efficient - lower running costs	Current	Potential
A 92 plus		
B 81-91		
C 69-80		
D 55-68		81
E 39-54	41	
F 22-38		
G 1-20		
Not energy efficient - higher running costs		

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID680590)



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