



## **18 OAKDALE, BALLYGOWAN, BT23 6HB**



- An Excellent Semi Detached Property Situated Within This Popular Residential Location Close To Ballygowan Village Centre
- Spacious Lounge With Fireplace And Double Doors To Dining Room
- Oak Fitted Kitchen
- Three Good Sized Bedrooms
- Luxury Tiled Shower Room
- Front And Rear Gardens / Tarmac Driveway
- Oil Fired Central Heating System

**PRICE: OFFERS IN THE REGION OF £169,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E45**

**REF:HG050625DL**

- Majority PVC Double Glazed Windows And External Doors
- An excellent opportunity to acquire one of these ever popular properties ideally situated close to local shops and amenities. Ballygowan is convenient to Belfast, Comber and Saintfield making it ideal for commuting work and excellent schools for all ages.

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

PVC double glazed entrance door. Storage under stairs.



### SPACIOUS LOUNGE:

4.70m (15'5") x 4.30m (14'1")

Tiled fireplace and hearth with painted wooden surround. Glazed double doors leading to dining room.



### DINING ROOM:

3.50m (11'6") x 3.02m (9'11")

### OAK FITTED KITCHEN:

3.58m (11'9") x 3.00m (9'10")

Measurement taken to widest points. Range of high and low level units. Granite effect worktops. Single drainer stainless steel unit with mixer tap. Plumbed for washing machine and dishwasher. PVC double glazed back door. Mostly tiled walls. Please note the owner has advised that the oven and hob are not working.



## FIRST FLOOR

### BEDROOM (1):

3.98m (13'1") x 3.04m (10'0")

Built in robe.



### BEDROOM (2):

3.75m (12'4") x 2.77m (9'1")

Built in robe.



### BEDROOM (3)

2.79m (9'2") x 2.70m (8'10")



### LUXURY TILED SHOWER ROOM:

Quadrant shower cubicle with Mira electric shower. Pedestal wash hand basin. Close couple low flush WC. Tiled walls and tiled floor. Separate hotpress and built in storage cupboard on landing.



### OUTSIDE:

Front garden laid in lawn and mature shrubs. Brickset path and steps to front door. Tarmac driveway. Rear garden laid in lawn with mature shrubs. Oil fired boiler and PVC oil storage tank.

### TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2025 to March 2026 £1,096.87

### DIRECTIONS:

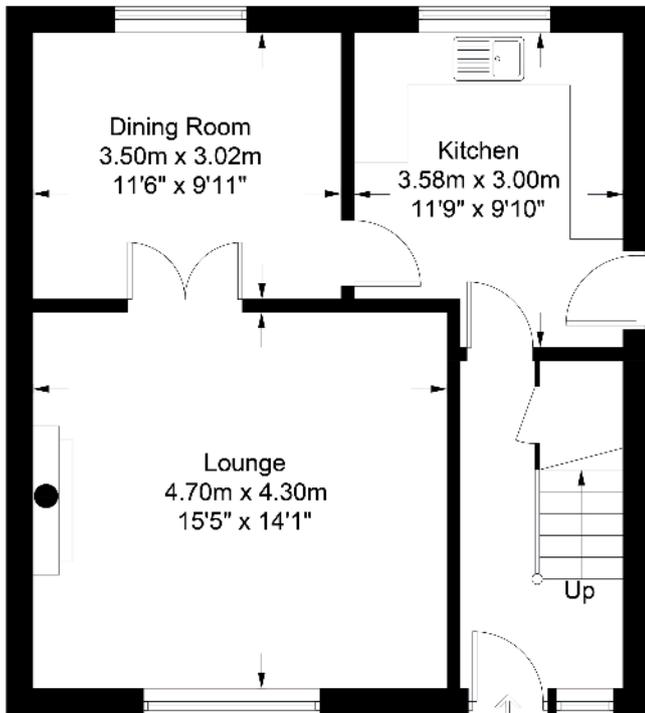
From Belfast Road turn into Prospect Road and then left into Oakdale, take first left and then number 18 is on the left.

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

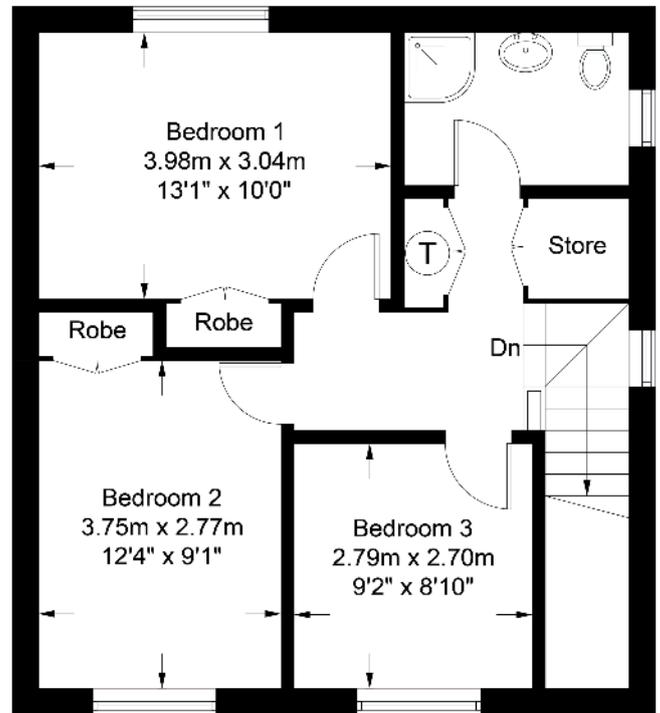


**18 Oakdale, Ballygowan**

Approximate Gross Internal Area = 100.7 sq m / 1083 sq ft

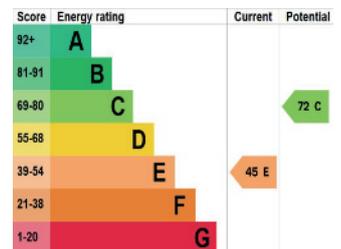


**Ground Floor**  
50.5 sq m / 543 sq ft



**First Floor**  
50.2 sq m / 540 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID1208701)



**VALUATION SERVICE**

We can arrange a FREE pre sale valuation of your property at a time to suit you.

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