



13 CASTLEGOWAN CRESCENT

Belfast, BT5 7WQ

Offers over **£295,000**



SEMI-DETACHED | 3  | 2  | 1 

We are delighted to bring to the market this attractive three-bedroom semi detached home, constructed in 2021 off Ballygowan Road in East Belfast.

KEY FEATURES

- Immaculately Presented Semi-Detached Property in Popular Development off the Ballygowan Road
- Positioned on a Generous Site
- Lounge with Outlook to Front and Electric Fire
- Bespoke Fitted Contemporary Kitchen with a Range of Integrated Appliances Open Plan to Ample Dining Space/ Seating Area
- Downstairs WC
- Three Well Proportioned Bedrooms, Principal Bedroom with En Suite Shower Room
- Family Bathroom with Modern White Suite
- Gas Fired Central Heating and uPVC Double Glazing Throughout
- Private Enclosed Rear Garden Laid in Lawns, Ideal for Outdoor Entertaining and Children at Play
- Ample Driveway Parking
- Popular Development with Easy Commuting Links to Belfast City Centre
- Excellent Public Transport Routes and Close to Leading Primary and Post Primary Schools
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Entrance Porch
- Spacious Reception Hall
- Downstairs WC
- Living Room
13'3" x 10'10"
- Kitchen Open Plan to
Dining/Living
12'9" x 19'6"

First Floor

- Landing
- Family Bathroom
- Bedroom One with En
Suite Shower Room
13'9" x 10'10"
- Bedroom Two
9'1" x 10'10"
- Bedroom Three
9'5" x 8'4"

Outside

- Tarmacked Driveway
- Front and Side Garden
Laid in Lawns
- Wooden Side Gate to
Rear Garden
- Private Rear Garden Part
Paved, Part Laid in Lawns
- Brick Paved Pathways



DIRECTIONS

Travelling along the Ballygowan Road, turn onto Quarry Hill and continue onto Castlegowan Park, turn right onto Castlegowan Place, left onto Castlegowan Drive then further left onto Castlegowan Crescent. No13 is located on the right hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



ENERGY EFFICIENCY RATING		CURRENT	POTENTIAL
Very energy efficient – lower running costs			
92+	A		
81-91	B	82	82
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
NOT energy efficient – higher running costs			

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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