



48 MAGHERASCOUSE ROAD

NEWTOWNARDS BT23 5RU

Offers Over

£450,000



HOUSE - DETACHED

| 7  | NO  | 3 

Add text here

- Impressive Detached Property Extending to Over 3150 sq. ft.
- Rare Opportunity to Acquire a Spacious Family Home with Adjoining Self Contained Annex
- Perfect for Extended Families, Guests Accommodation and Rental Potential
- Situated in the Charming Village of Ballygowan Providing Perfect Blend of Modern
- Comforts and Countryside Tranquillity
- Close to Many Local Amenities and Good Road and Transport Links to Belfast and Surrounding Towns
- Wide Range of Well Renowned Primary and Secondary Schools Close By
- Extensive Driveway With Ample Off Street Car Parking
- Fully Enclosed Rear Gardens Laid in Lawns with Mature Planting and Paved Patio Area
- Oil Fired Central Heating



ROOM DETAILS

Entrance Level	STAIRS LEADING TO 1ST FLOOR/LANDING	BEDROOM (4)/OFFICE (11'8" x 10'9")	OFFICE (7'10" x 7'10")
DOWNSTAIRS WC (5'3" x 5'1")	PRINCIPAL BEDROOM (11'3" x 13'0")	BEDROOM (5) (11'6" x 10'0")	LIVING/DINING SPACE (19'2" x 11'9")
UTILITY/CLOAK ROOM (6'11" x 5'1")	ENSUITE BATHROOM	BEDROOM (6)/NURSERY (8'8" x 10'11")	KITCHEN (9'5" x 10'8")
FAMILY LOUNGE (18'3" x 13'0")	BEDROOM (2) (15'5" x 10'10")	BATHROOM (11'6" x 8'10")	UTILITY AREA
FAMILY ROOM (10'9" x 13'0")	BEDROOM (3) (10'9" x 13'0")	Self Contained Unit	BATHROOM
KITCHEN/DINING (11'6" x 18'7")		ENTRANCE HALL	BEDROOM (11'4" x 10'7")
		WC	OUTSIDE



DIRECTIONS

From Comber Square, head up High Street towards Ballygowan. Turn left on Magherascouse Road and then left again on Magherascouse Road and the property is on your right.



THE LOCAL AREA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

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