



9 ARDMORE GRANGE

Ballygowan, BT23 5TZ

Offers around **£299,950**



DETACHED BUNGALOW | 4 | 1 | 1

Beautifully presented detached bungalow situated in the heart of Ballygowan, a quiet family friendly village just a short commute to Belfast and surrounding towns.

Ballygowan offers the perfect blend of rural charm and urban convenience with great transport links and a warm community feel

KEY FEATURES

- Beautifully Presented Detached Bungalow Situated in The Heart Of Ballygowan
- Ballygowan is a Family Friendly Village Just a Short Commute to Belfast and Surrounding Towns
- Bright and Spacious Throughout
- Family Lounge with Feature Gas Fire
- Fully Fitted Kitchen with Ample Dining Space
- Additional Utility Room
- Stylish Family Shower Room
- Four Well Proportioned Bedrooms
- Tarmac Driveway Providing Ample Off Street Car Parking
- Fully Enclosed Rear Garden with Countryside Outlook
- Integral Garage
- Shed Providing the Perfect Spot for Home Working or Additional Storage
- Excellent Opportunity – Early Viewing Highly Recommended
- Broadband Speed – Ultrafast



ROOM DETAILS

Ground Floor

- Entrance Hall
- Family Lounge
16'7" x 13'4"
- Kitchen/Dining
13'5" x 13'1"
- Utility Room
10'6" x 5'10"
- Snug/Bedroom Four
10'2" x 9'

Ground Floor

- Family Bathroom
- Principal Bedroom
11'1" x 13'2"
- Bedroom Two
14'2" x 9'9"
- Bedroom Three
10'9" x 9'11"
- Roof Space

Outside

- Garage
19'6" x 9'11"
- Shed
- Fully enclosed garden
with views over fields
behind
- Hot and cold water taps
- Outside lights
- Greenhouse



DIRECTIONS

Head towards Ballygowan from Comber and take a right turn on to The Brae. Continue along The Brae and take the fourth right on to Ardmore Grange and the property will be on the left-hand side.



THE LOCAL AREA

Ballygowan is a busy commuter bypass close to Northern Ireland's capital.

It is a village and townland in the borough within County Down that is known for the Olivet home. This imposing and austere building has dominated the village since 1886 and is the village's main feature.

The building was originally erected as an orphanage by Alexander Orr Reid as a memorial to his only son who was killed in a shooting accident. It was then purchased by Ballygowan Presbyterian Church in 1918.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A	73	74
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F	73	74
1-20 G		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment any authority to make or give, any representation or warranty whatever in relation to the property. All dimensions are taken to the nearest 3 inches.