



3 Mossvale Avenue, Ballygowan, BT23 6LG
Beautifully Presented Semi in a Small Modern Development - £165,000



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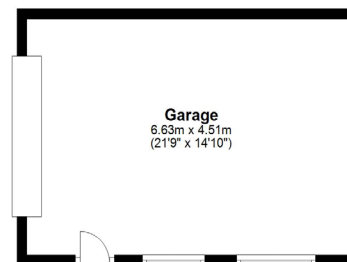
Beautifully Presented Semi in a Small Development - £165,000 Floor Plans

Amended from its original design to enhance the practicality of its bedroom accommodation, this excellent family home has to be viewed to appreciate its space, specification and special features. Its semi rural location affords easy access to the village of Ballygowan with its direct commuting route to the city and its many & varied local amenities.

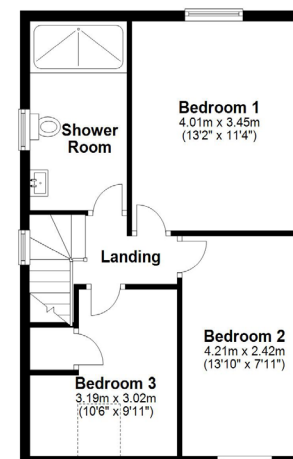
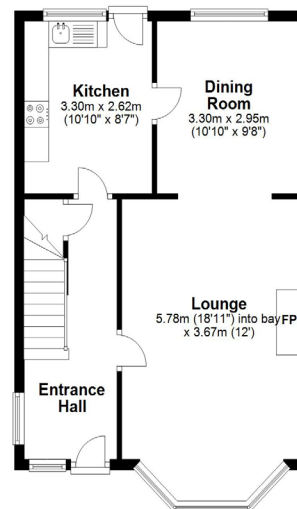
Key Features

- Beautifully Presented Semi in a Small Modern Development
- Well Fitted Kitchen with Light Oak Units and Built in Appliances
- Lounge, Dining Room and Three Good Bedrooms
- Luxury Recently Upgraded Shower Room
- Double Glazed Windows in PVC Frames
- Oil Fired Central Heating
- Large Detached Garage and Tarmac Double Driveway
- Corner Site with Well Screened Gardens

Ground Floor
Approx. 48.1 sq. metres (517.4 sq. feet)



First Floor
Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 94.2 sq. metres (1014.0 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

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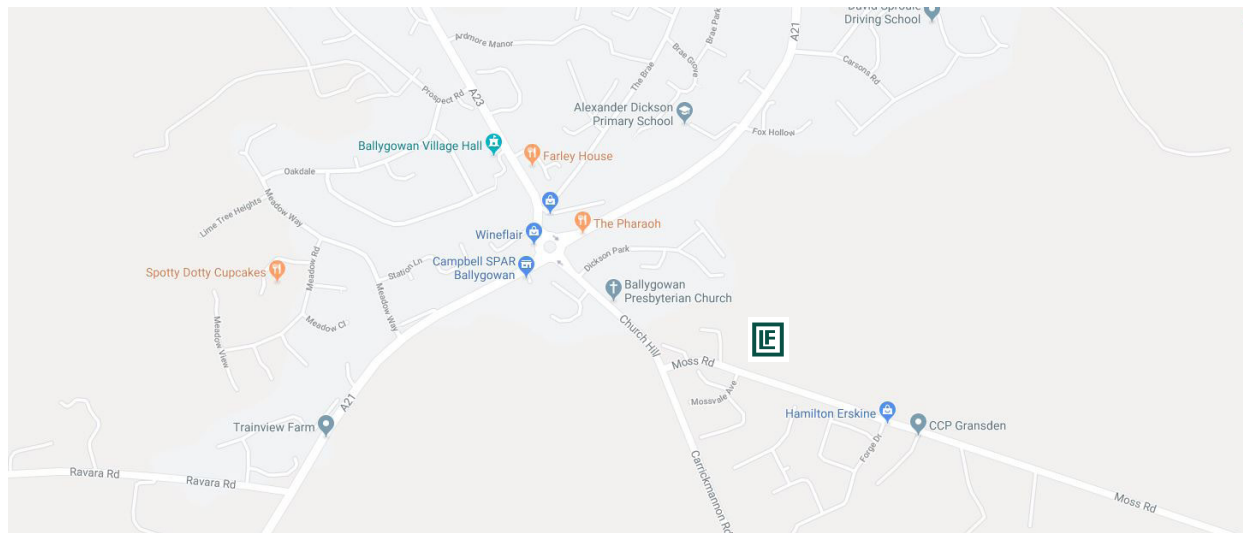
We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The reseller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fitting, and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		56
F 21-38	37	
G 1-20		
Not energy efficient - higher running costs		

Office Information

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