



5 PROSPECT ROAD, BALLYGOWAN, BT23 6LS

Situated on the periphery of this popular development - £165,000



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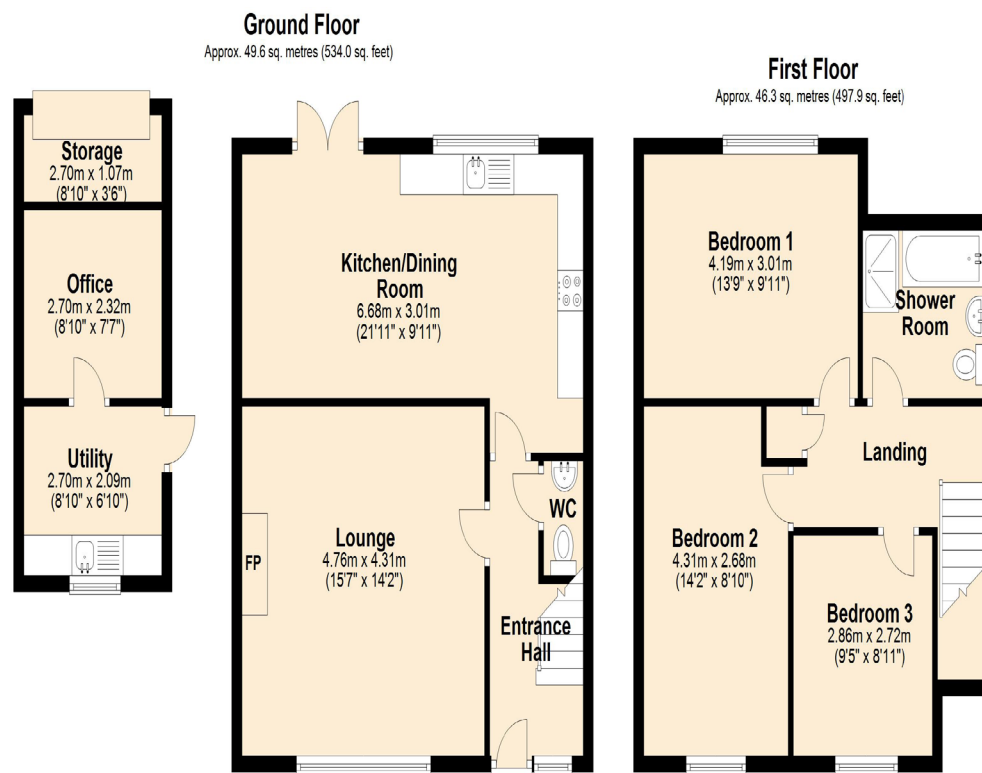
Situated on the periphery of this popular development, this delightful home affords convenience to the village amenities and a direct commuting route to Belfast.

Key Features

- Spacious Lounge With Cast Iron Stove
- Deluxe Kitchen/Dining Room With Recently Installed Units and Appliances
- Three Good Bedrooms
- Luxury Bathroom With Modern White Suite
- Gas Fired Central Heating
- Double Glazed Windows in PVC Frames
- Tarmac Driveway / Parking For Two Cars
- Detached Garage Presently Sub Divided Into Utility/Gym/Store
- Mature Enclosed Rear Garden

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.

Floor Plans



Total area: approx. 95.9 sq. metres (1031.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) 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	
RRN: 2692-0918-1200-3120-5204		

Office Information

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