



An excellent, substantial, semi-detached family home situated within a much sought after and convenient location in East Belfast. Leading local primary and secondary schools are within close proximity and the house is ideally placed for those seeking easy access for the city centre bound commuter.

The property offers generous, adaptable and well-proportioned family accommodation throughout, with an open-plan living/dining area through to kitchen, utility room and separate office/playroom with three bright bedrooms occupying the first floor, along with an excellent family bathroom. Externally, there is an enclosed rear garden with BBQ/Kitchen area, large driveway to front for multiple cars and also garden in lawn.

With a shortage of such well-appointed accommodation in the area, viewing is strongly encouraged at your earliest convenience.

Offers Around
£185,000

18 Ballygowan Road,
BELFAST,
BT5 7LN

Viewing by
appointment with
& through agent
028 9065 0000

- Superb, Semi-Detached Family Home
- Well-Maintained and Presented Throughout
- Three First Floor Bedrooms
- Living Room, Open to Dining
- Modern, Fitted Kitchen with Range of Appliances
- Separate Office/Playroom with Double Doors to Rear
- Utility Room with Plentiful Storage
- Family Bathroom with White Suite
- GFCH / uPVC Double Glazing Throughout
- Driveway Parking for Multiple Cars
- Enclosed Rear Garden with Outdoor BBQ Area
- Transport Links on your Doorstep to Belfast City Centre
- Close to a Range of Local Amenities
- Leading Primary & Secondary Schools Close By



The Property Comprises:

Ground Floor

uPVC front door with glazed insets.

ENTRANCE HALL: Solid wooden floor. Understairs cloaks area. Cornice ceiling.

LIVING/DINING: 21' 5" x 12' 1" (6.523m x 3.692m) Solid wooden flooring. Cornice ceiling. Open to dining. Sliding wooden glazed doors to:

KITCHEN: 12' 1" x 8' 8" (3.689m x 2.644m) Modern range of high and low level units, laminate work surfaces. Single drainer sink unit with chrome mixer tap. Integrated double oven. Integrated microwave. Five ring gas hob, chrome extractor hood with glass canopy. Integrated fridge/freezer. Plumbed for dishwasher, washing machine. Space for tumble dryer. Wine rack. Low voltage spotlights. Ceramic tiled floor. Door to utility room.

PLAYROOM: 9' 2" x 8' 4" (2.805m x 2.531m) Solid wood flooring. French glazed double door to rear.

UTILITY ROOM: 14' 5" x 7' 8" (4.387m x 2.324m) Range of high and low level units, chrome sink unit with mixer taps. Underbench electric oven. Low voltage spotlights. Vinyl flooring.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 12' 5" x 11' 11" (3.788m x 3.624m)

Access to roofspace.

BEDROOM (2): 12' 0" x 8' 7" (3.658m x 2.626m)

Wooden flooring. Outlook to rear.

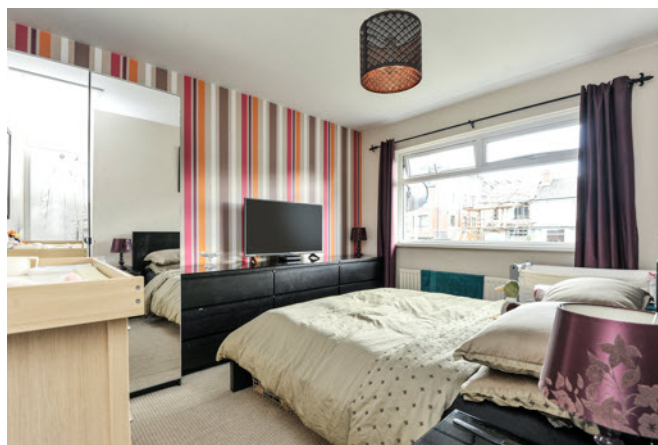
BEDROOM (3): 9' 2" x 7' 5" (2.806m x 2.254m)

BATHROOM: Luxury white suite comprising dual flush wc, vanity unit with ceramic sink and mixer taps. Panelled bath with chrome mixer taps. Thermostatic shower with glass screen. Chrome heated towel rail. Fully tiled walls and floor.

Outside

FRONT: Garden laid in lawn. Surrounding hedging and shrubbery. Off-street driveway parking for multiple cars.

REAR: Enclosed low maintenance rear garden, patio with barbeque/kitchen area, ideal for entertaining. Decking area and additional lower level patio area. Outside tap and light.

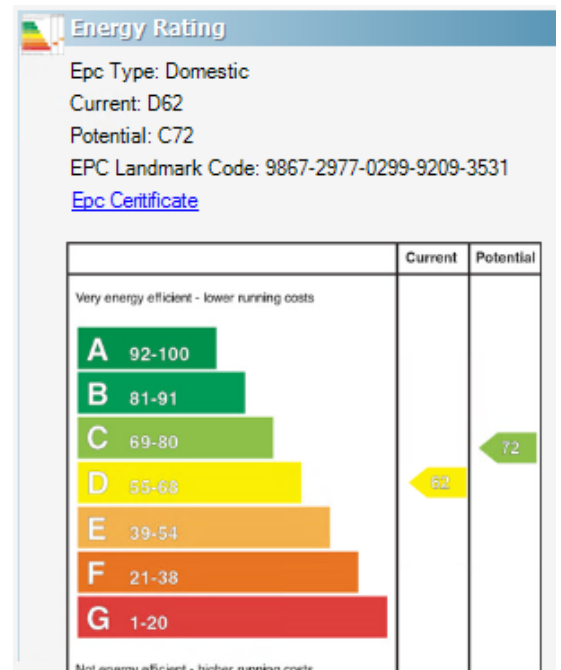


Telephone 028 9065 0000

www.templetonrobinson.com

Location:

From the Castlereagh Road, continue onto the Ballygowan Road, Number 18 the first on the left after the turn off for Brentwood Park.



Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



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