



## 21 The Brae, Ballygowan, BT23 5TH

**Asking Price £149,950**

Situated only a few minutes walk from the centre of Ballygowan, this immaculately presented terrace bungalow offers spacious accommodation comprising three bedrooms, one reception room, modern fitted kitchen with dining area, utility room and a modern recently fitted white shower suite.

Outside there is an easily maintained loose stone area with a range of plants and shrubs to the front and to the rear there is a composite decked patio area, double gates providing access for parking and a covered storage area. Additional parking is available at the front of the house. This is an immaculately presented bungalow in a great location.

- Terrace Bungalow
- One Reception Room
- Deluxe White Shower Suite
- Double Glazing
- Enclosed Patio & Parking Area To The Rear with additional parking to the front
- Three Bedrooms
- Modern Fitted Kitchen with dining area / additional utility room
- Oil Heating System
- Easily Maintained Area To Front
- Clean air system installed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

59 73



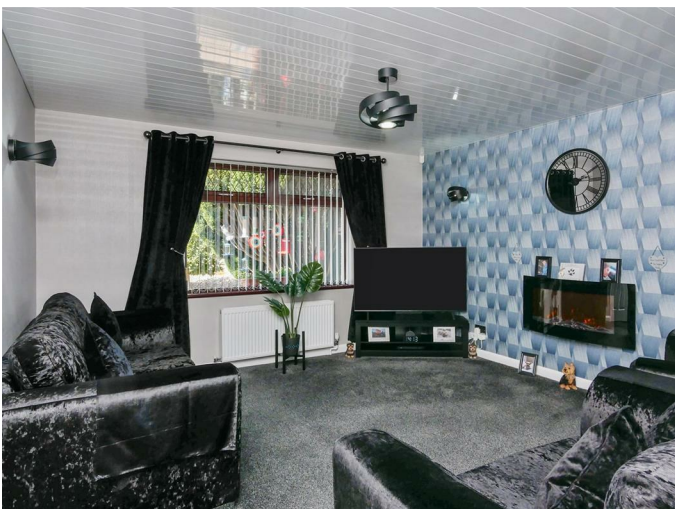


**Entrance Hall**



Pvc glass panelled front door to entrance hall. Laminate flooring.

**Lounge 13'7 x 13'0 (4.14m x 3.96m)**



Pvc ceiling.



**Shaker Kitchen /Dining 14'7 x 10'7 (4.45m x 3.23m)**



Range of high and low level units, glazed cabinets, Formica work tops, Single drainer sink unit with mixer taps, pvc ceiling.



**Rear Hallway**

Access to utility and rear patio.

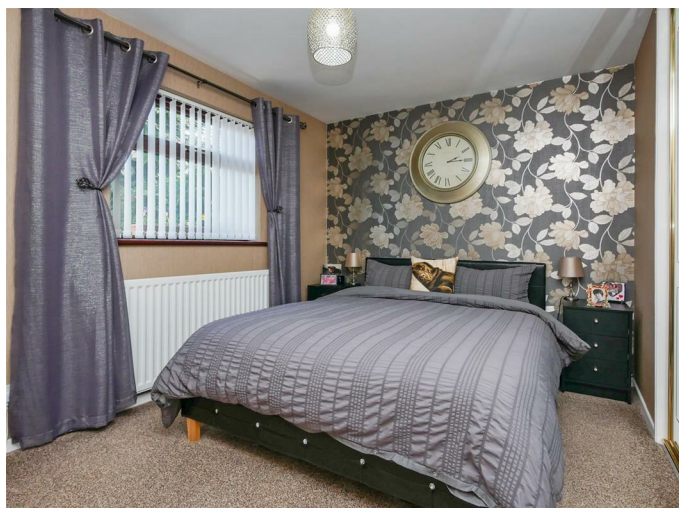


## Utility

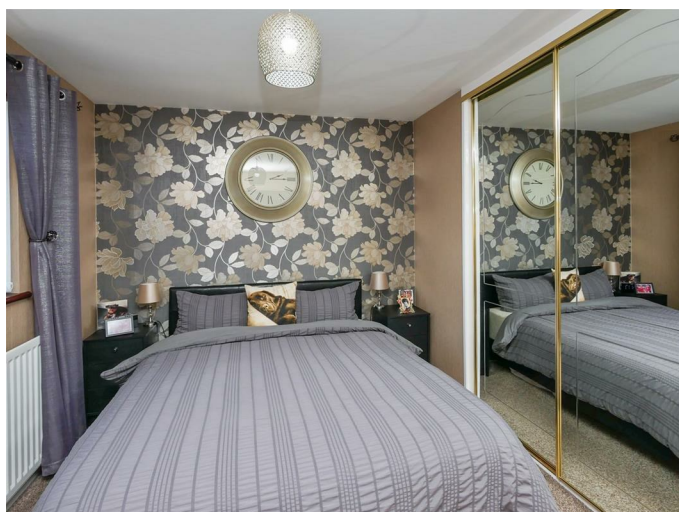


Full range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine.

## Bedroom One 12'4 x 8'9 (3.76m x 2.67m)



Double built in robe.



## Bedroom Two 12'7 x 9'0 (3.84m x 2.74m)



Built in robe.

## Bedroom Three 9'7 x 7'5 (2.92m x 2.26m)



## White Shower Suite



Comprising walk in shower cubicle with, wash hand basin with mixer taps and storage below, low flush w,c Heated towel rail. Hot-press.



### Inner Hallway

Access to the roof space.

### Outside Front



Easily maintained loose stone area to front with flagged pathway to entrance and an excellent range of plants and shrubs.

### Rear gardens



### Outside Rear



Enclosed to the rear with composite decked area, ideal for summer BBQ's  
Double gates also provide the opportunity to park at the rear. Covered storage facility & storage shed.

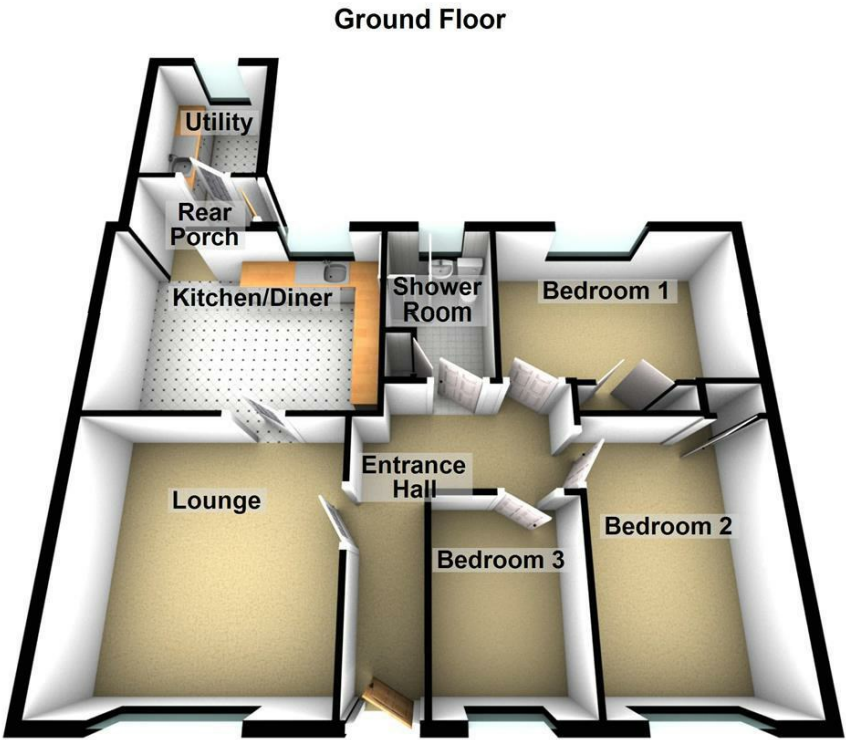
### Covered storage facility



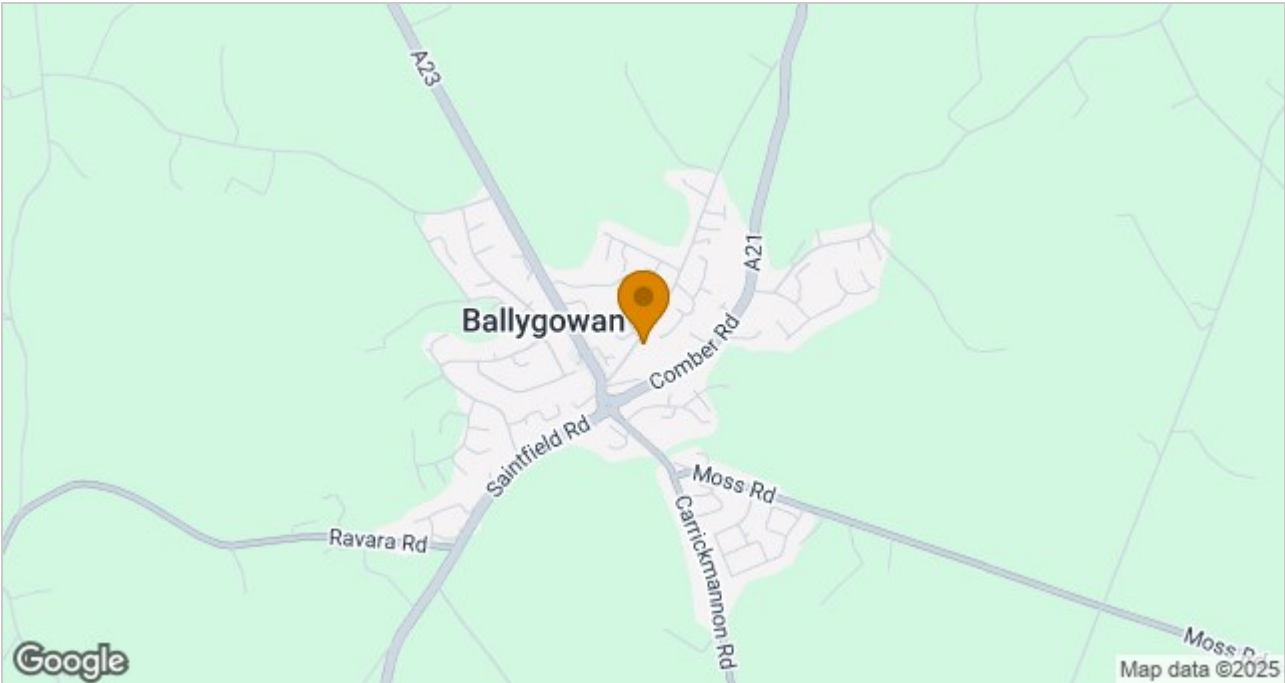
### Please Note

As required under the Estate Agency Act, we would advise that this property is owned by a relative of an employee of Ulster Property Sales.

Floor Plan



Area Map



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