



## 94 Forge Drive, Moss Road, Ballygowan, BT23 6JZ

**Asking Price £204,950**

Ideally positioned just off the Moss Road and within walking distance to the amenities within Ballygowan, 94 Forge Drive is part of the Forge development, constructed by Hillmark homes. This particular home was constructed approximately in 2019 and offers bright and spacious living over both levels. On the ground floor there is a welcoming hallway with a ground floor w.c, lounge with feature multi fuel burning fire, and a luxury fitted kitchen with integrated appliances that also opens to the family dining area. On the 1st floor there are 3 bright bedrooms, with the main bedroom enjoying a luxury en-suite shower room. Completing the accommodation on that level is a deluxe white bathroom with thermostatically controlled shower unit above the bath. Externally there is are well maintained and low maintenance gardens to the rear of the property which enjoys a very sunny aspect and a driveway to the front providing off street parking for 2 cars, A fine home, in move in condition, immediate viewing comes highly recommended!

- Spacious modern build townhouse
- Master with en-suite shower suite
- Modern kitchen open to the dining area
- Ground floor w/c
- Double glazed
- Three good size bedrooms
- Lounge with feature multi fuel fire
- 1st floor bathroom suite
- Gas heating
- Off street parking to the front / low maintenance gardens to the rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(37-47) <b>A</b>		
(48-55) <b>B</b>		
(56-63) <b>C</b>		
(64-68) <b>D</b>		
(69-72) <b>E</b>		
(73-77) <b>F</b>		
(78-82) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

### **The accommodation comprises**

Composite front door leading to the entrance hall.

#### **Entrance hall**



Laminate floor, Cloaks.

#### **Cloaks 7'6 x 3'2 (2.29m x 0.97m)**



Ground floor w/c comprising low flush w/c, pedestal wash hand basin, extractor fan, tiled floor.

#### **Lounge 16'4 x 10'7 (4.98m x 3.23m)**



Feature multi fuel burner with raised hearth.

#### **Kitchen / dining area 17'6 x 11'3 (5.33m x 3.43m)**



Full range of high and low level units, single drainer sink unit with mixer taps, work surfaces, part tiled walls, 4 ring hob and under oven, extractor canopy, integrated dishwasher, integrated fridge / freezer, gas boiler, recessed spotlights tiled floor, open to dining area.



## Dining area

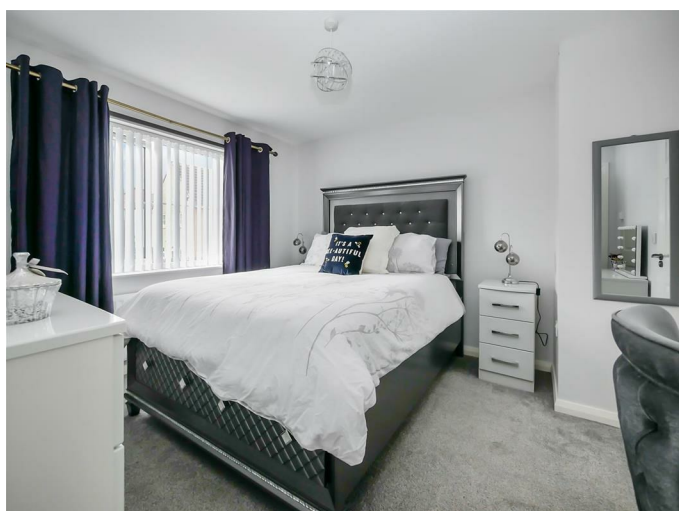


Double glazed French doors to the rear gardens.

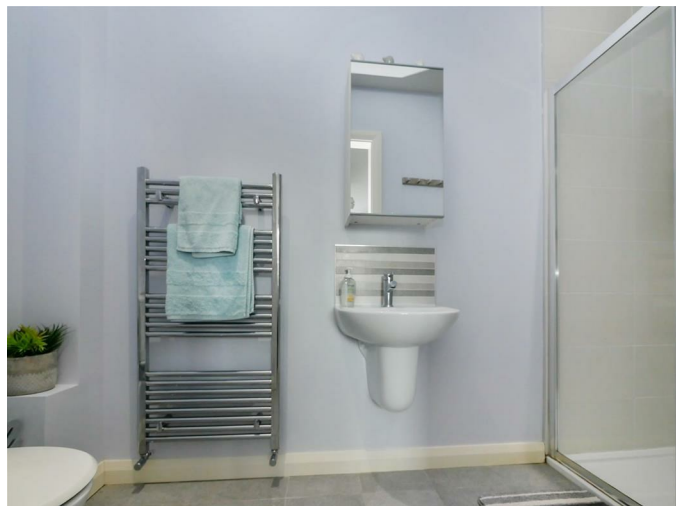
## 1st floor

Landing, access to the roof space, floored with electric.

## Bedroom 1 12'6 x 10'5 (3.81m x 3.18m)



## En-suite



Comprising corner shower cubicle with chrome thermostatically controlled shower, low flush w/c, pedestal wash hand basin, chrome towel radiator, tiled floor, extractor fan, recessed spotlights.

## Bedroom 2 11'1 x 10'5 (3.38m x 3.18m)



## Bedroom 3 8'2 x 7'7 (2.49m x 2.31m)



### Bathroom 7'1 x 6'9 (2.16m x 2.06m)

White suite comprising panelled bath, mixer taps, chrome thermostatically controlled shower, low flush w/c, pedestal wash hand basin, part tiled walls, tiled floor, recessed spotlights.

### Outside

Tarmac driveway to the front with parking for 2 cars.

### Rear gardens

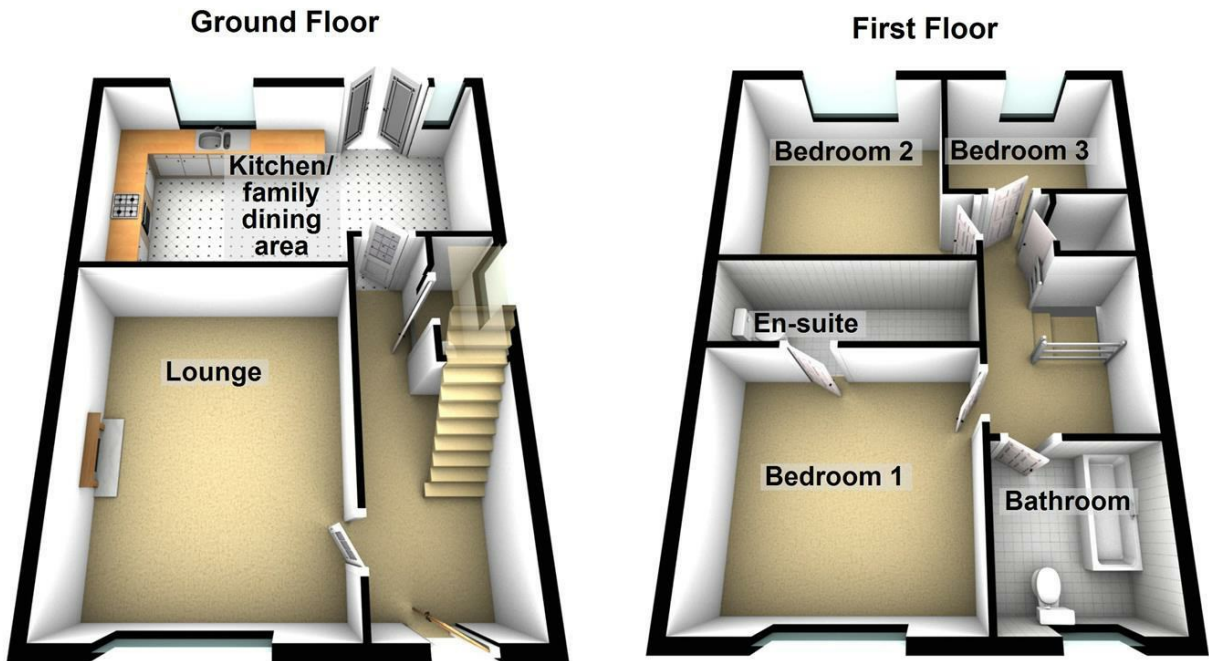


Enclosed rear gardens with recently laid patio areas, and additional lower garden in lawn, outside tap and light, shared alley access.

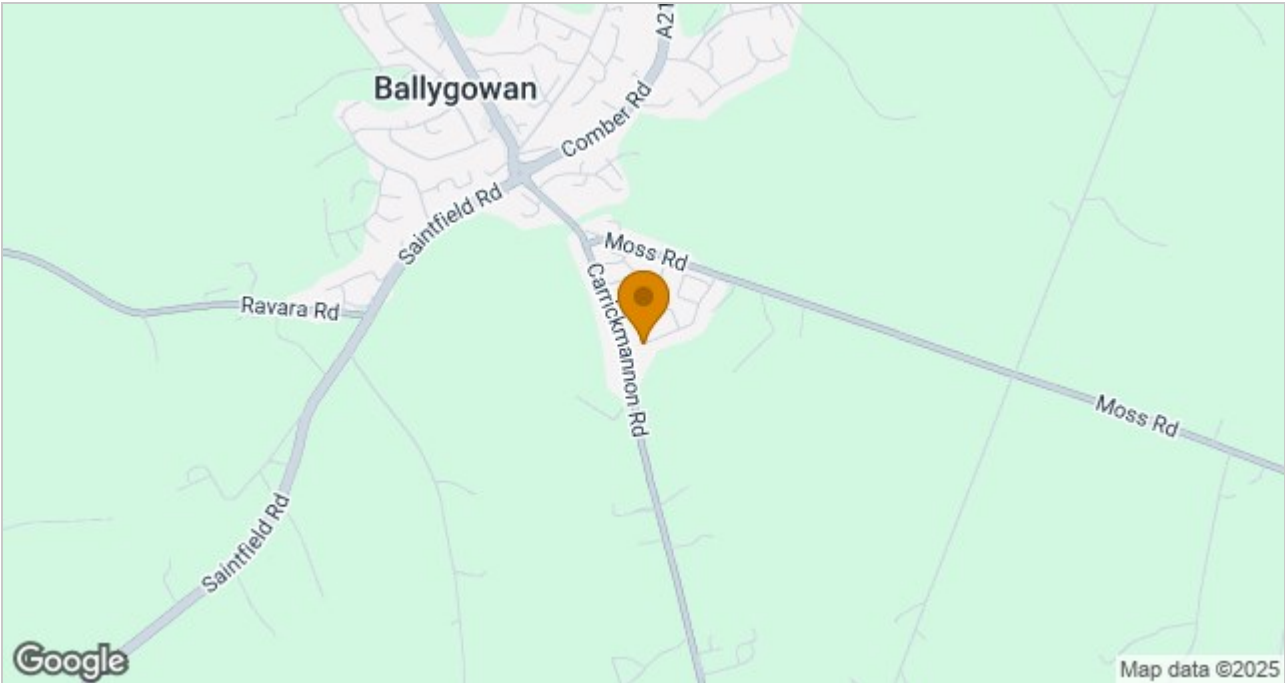
### Rear elevation



Floor Plan



Area Map



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