

Tim Martin
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**9 Carsons Lane
Ballygowan
BT23 5GE**

**Offers Around
£289,950**

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SUMMARY

Set at the end of this quiet cul de sac, on a slightly elevated position, this beautiful, detached home is ideal for a growing or established family.

The welcoming entrance hall leads to a spacious lounge with open fire, that extends through to the dining room. The fitted kitchen and conservatory are ideally positioned to benefit from lots of natural light and both allow easy access to the rear garden.

The first floor boasts 4 good-sized bedrooms, principal bedroom with en suite shower room, and modern family bathroom. The living space is further enhanced by lots of concealed storage, Nest heating thermostat and fast broadband; ideal for those who wish to work from home.

The property is approached via a bitmac drive, providing parking for numerous cars, leading to an integral garage with roller door. The private, south facing rear garden is fully enclosed with a good-sized lawn and two separate patio areas, making it ideal for relaxing with the kids, or summer BBQs with family and friends.

The property is ideally located, set on the edge of Ballygowan and within walking distance to the village amenities including supermarkets, pharmacy, Post Office, eateries and Alexander Dickson primary school. Good transport links make it an easy commute to secondary schools in the surrounding areas and Belfast alike.

This beautiful home needs to be seen to be truly appreciated – early viewing is recommended.

FEATURES

- Well Presented Detached Family Home Set on an Elevated, Private Site in a Quiet Cul De Sac
- Spacious Lounge with Open Fire extending Through to the Dining Room
- Fitted Kitchen with Island Unit and Generous Conservatory with Access to the Rear Garden
- 4 Good-Sized Bedrooms with Principal Bedroom En Suite
- Spacious, Modern Family Bathroom
- UPVC Double Glazing
- Oil Fired Central Heating with Nest Thermostat Allowing the Heating to be Controlled from a Mobile Phone
- Private, Enclosed South Facing Rear Gardens with Two Patio Areas
- Bitmac Driveway Providing Parking Leading to Integral Garage
- Set Within Walking Distance to Ballygowan's Amenities and Public Transport Links

Entrance Hall

Telephone connection point; under stairs storage cupboard and drawers.

Lounge 13'10 x 12'9 (4.22m x 3.89m)

Wood laminate floor; cast iron fireplace with slate hearth and painted wooden surround; open plan to :-

Dining Area 9'1 x 10'2 (2.77m x 3.10m)

Wood laminate floor; double doors through to:-

Conservatory 13'3 x 13'6 (4.04m x 4.11m)

Wood laminate floor; double patio doors to rear garden; LED spotlights.

Kitchen 22'2 x 9'7 (6.76m x 2.92m)

Excellent range of painted eye and floor level cupboards and drawers with feature display cupboards, open shelving and pull out wicker baskets; 1½ tub stainless steel sink unit with mono mixer tap; formica worktops; Hotpoint oven and 4 ring electric hob with Neff extractor unit over; space and plumbing for dishwasher; space for fridge / freezer; part tiled walls; ceramic tiled floor; sliding patio door to rear garden.

Stairs To Landing

Access to roofspace (accessed via Slingsby type ladder and partially floored); hotpress with insulated copper cylinder and Willis type immersion.

Principal Bedroom 16'5 x 9'9 (5.00m x 2.97m)

Telephone connection point.

En-Suite Shower Room 10'0 x 3'0 (3.05m x 0.91m)

White suite comprising of tiled shower cubicle with Mira Sprint electric shower unit and folding glass door; pedestal wash hand basin with chrome taps; close coupled wc; LED spotlights; extractor fan; part tiled walls; tiled floor.

Bedroom 2 9'10 x 9'1 (maximum measurements - I shaped) (3.00m x 2.77m (maximum measurements - I shaped))

Wood laminate floor; telephone connection point.

Bedroom 3 11'0 x 13'0 (maximum measurements) (3.35m x 3.96m (maximum measurements))

Bedroom 4 11'0 x 9'1 (3.35m x 2.77m)

Wood laminate floor.

Bathroom 9'1 x 8'1 (2.77m x 2.46m)

White suite comprises panelled bath with centrally located chrome mixer tap and telephone shower attachment; quadrant tiled shower cubicle with thermostatically controlled shower with rain and adjustable shower heads; vanity unit with wash hand basin with mono mixer tap and drawers under; close coupled wc; chrome heated towel radiator; tiled walls and floor; LED spotlights; extractor fan.

Integral Garage 16'11 x 9'0 (5.16m x 2.74m)

Roller door; light and power; Firebird oil fired boiler; plumbed and space for washing machine.

Gardens

Front garden laid out in lawn and planted with selection of ornamental and flowering shrubs.

Fully enclosed, south facing rear garden laid out in lawn bordered with flowerbeds planted with a selection of ornamental and flowering shrubs and trees; circular paved patio area with separate raised patio area to rear of garden; garden shed; oil storage tank; outside water tap; storage area to sides.

Capital / Rateable Value

£165,000. Rates Payable = £1437.48 per annum (approx)

Tenure

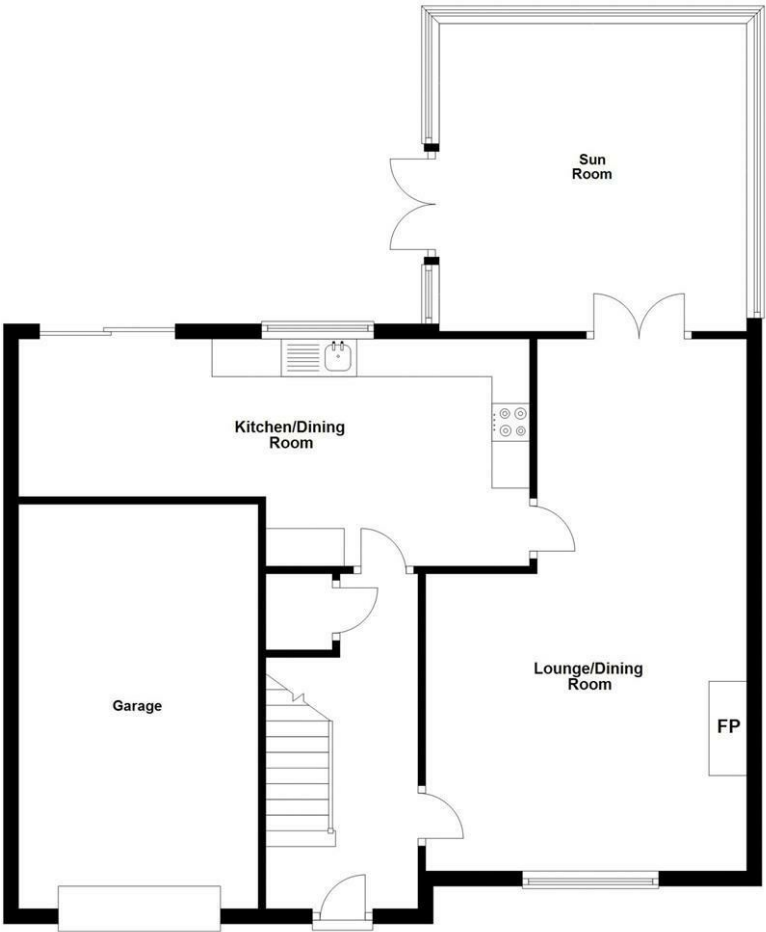
Leasehold

Ground Rent

£60 per annum

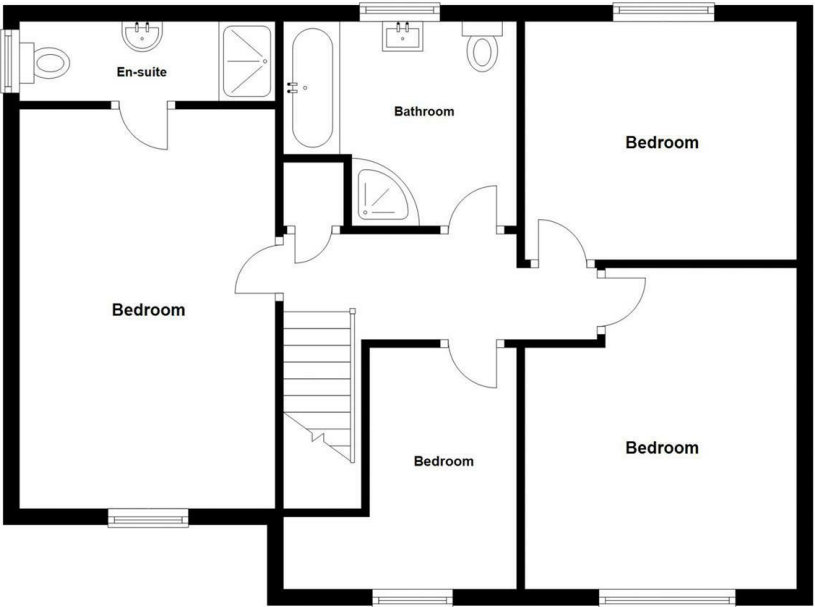
Ground Floor

Approx. 87.8 sq. metres (945.1 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.8 sq. feet)
















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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