

**Tim Martin**  
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**17b Carrickmannon Road  
Ballygowan  
BT23 6JH**

**Offers Around  
£299,950**

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## SUMMARY

Enjoying an elevated site, this well presented and spacious detached bungalow is set on the edge of Ballygowan village and within close proximity to many local amenities including butchers, coffee shop, petrol station and pharmacy as well as Alexander Dickson and Carrickmannon primary schools.

The accommodation is bright and spacious throughout, ensuring sufficient space for a family, or those looking to downsize and is fitted with oil fired central heating and uPVC double glazing. The property comprises of a beautifully appointed lounge and living room, both with wood burning stoves, modern fitted kitchen with an excellent range of integrated appliances, utility room with separate shower room, three excellent sized bedrooms and a family bathroom fitted with a modern white suite. A spacious floored roof space provides excellent storage facilities or the potential to convert to additional bedrooms, subject to the necessary approvals.

Outside, a spacious driveway with electric gates makes way to the front and side of the residence providing excellent parking for several cars and to the integral garage. The gardens have been expertly landscaped with the front gardens laid out in lawn with decorative flowerbeds and the enclosed rear gardens laid out in brick paving, allowing for easy maintenance and excellent outdoor space for all the family to enjoy!

An excellent road network and public transport links provide ease of access to Downpatrick, Comber, Newtownards and Belfast city centre, whilst an excellent range of grammar schools in the surrounding and Greater Belfast area are easily accessible from Ballygowan village.

## FEATURES

- Spacious And Well Presented Detached Bungalow Occupying An Elevated Site On The Edge Of Ballygowan Village
- Three Excellent Sized Bedrooms
- Two Reception Rooms – Both With Wood Burning Stoves
- Modern Fitted Kitchen With Integrated Appliances
- Utility Room With Separate Shower Room
- Family Bathroom Fitted With A Modern White Suite
- Floored Roof Space – Potential To Convert Subject To Necessary Approvals
- Oil Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Providing Excellent Parking And Leading To Integral Garage
- Within Walking Distance To Ballygowan Village, Shops And Local Primary Schools And Within A Convenient Commute To Downpatrick, Newtownards And Belfast

## **Covered Entrance Hall**

Tiled steps leading to:-

## **Entrance Hall**

Glazed uPVC entrance door with matching side light; wood strip floor; telephone connection point; recessed spot lighting; corniced ceiling.

## **Lounge**

**16'11 x 13'9 (5.16m x 4.19m )**

Inglenook style fireplace with wood burning stove on slate hearth; wood strip floor; corniced ceiling; TV and telephone connection points.

## **Living Room**

**13'10 x 10'1 (4.22m x 3.07m )**

Wood burning stove on slate hearth; wood strip floor; feature red brick wall; open through to:-

## **Kitchen**

**14'4 x 13'8 (4.37m x 4.17m )**

Excellent range of oak high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer taps; integrated electric oven; Neff microwave oven; Neff 4 ring ceramic hob with Neff extractor fan over; space and plumbing for dishwasher; space and plumbing for American style fridge / freezer; granite worktops and matching upstands; tiled floor; recessed spot lighting.

## **Utility Room**

**8'5 x 8'6 (2.57m x 2.59m )**

Single drainer stainless steel sink unit with mixer taps; good range of painted finish high and low level cupboards and drawers; space and plumbing for washing machine and tumble dryer; formica worktops; tiled splashback; tiled floor; glazed uPVC door to rear; cloak area; access to integral garage and floored roof space.

## **Shower Room**

**8'2 x 5'1 (2.49m x 1.55m )**

White suite comprising tiled shower cubicle with Mira Sport electric shower unit and wall mounted telephone connection attachment; pedestal wash hand basin; low flush WC; tiled floor and walls; recessed spot lighting.

## **Bedroom 1**

**14'8 x 9'5 (4.47m x 2.87m )**

Recessed spot lighting.

## **Bedroom 2**

Built in sliding robes; recessed spot lighting.

## **Bedroom 3**

**11'7 x 9'5 (3.53m x 2.87m )**

## **Bathroom**

**11'5 x 7'8 (3.48m x 2.34m )**

Modern white suite comprising oval shaped bath with mixer taps and telephone shower attachment; separate tiled shower cubicle with thermostatically controlled shower unit and drench shower head over; fitted sliding shower doors; close coupled WC; wash hand basin with mixer taps; recessed spot lighting; extractor fan.

## Outside

Electric operated gates and bitmac driveway leading to the front and side of the property and to:-

## Integral Garage

17'2 x 11'7 (5.23m x 3.53m )

Max Measurements

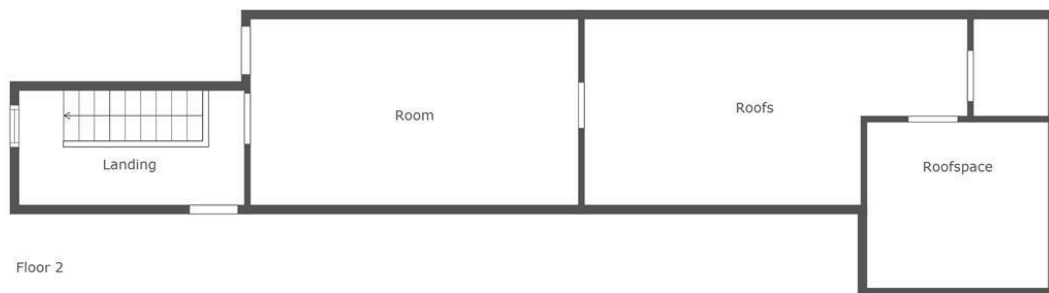
Up and over door; light and power points; Riello oil fired boiler.

## Gardens

Front gardens laid out in lawn; decorative gravelled flowerbeds; enclosed rear gardens laid out in brick paving and flowerbeds; outside light and water tap.

## Capital / Rateable Value

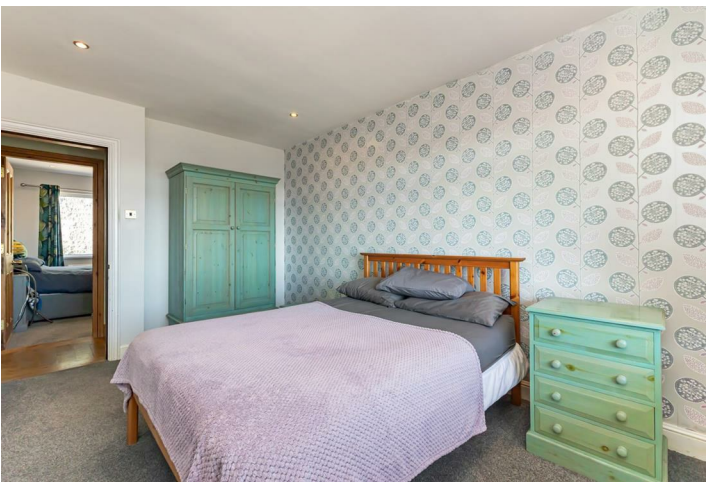
£210,000. Rates Payable £1918.77 per annum (approximately)







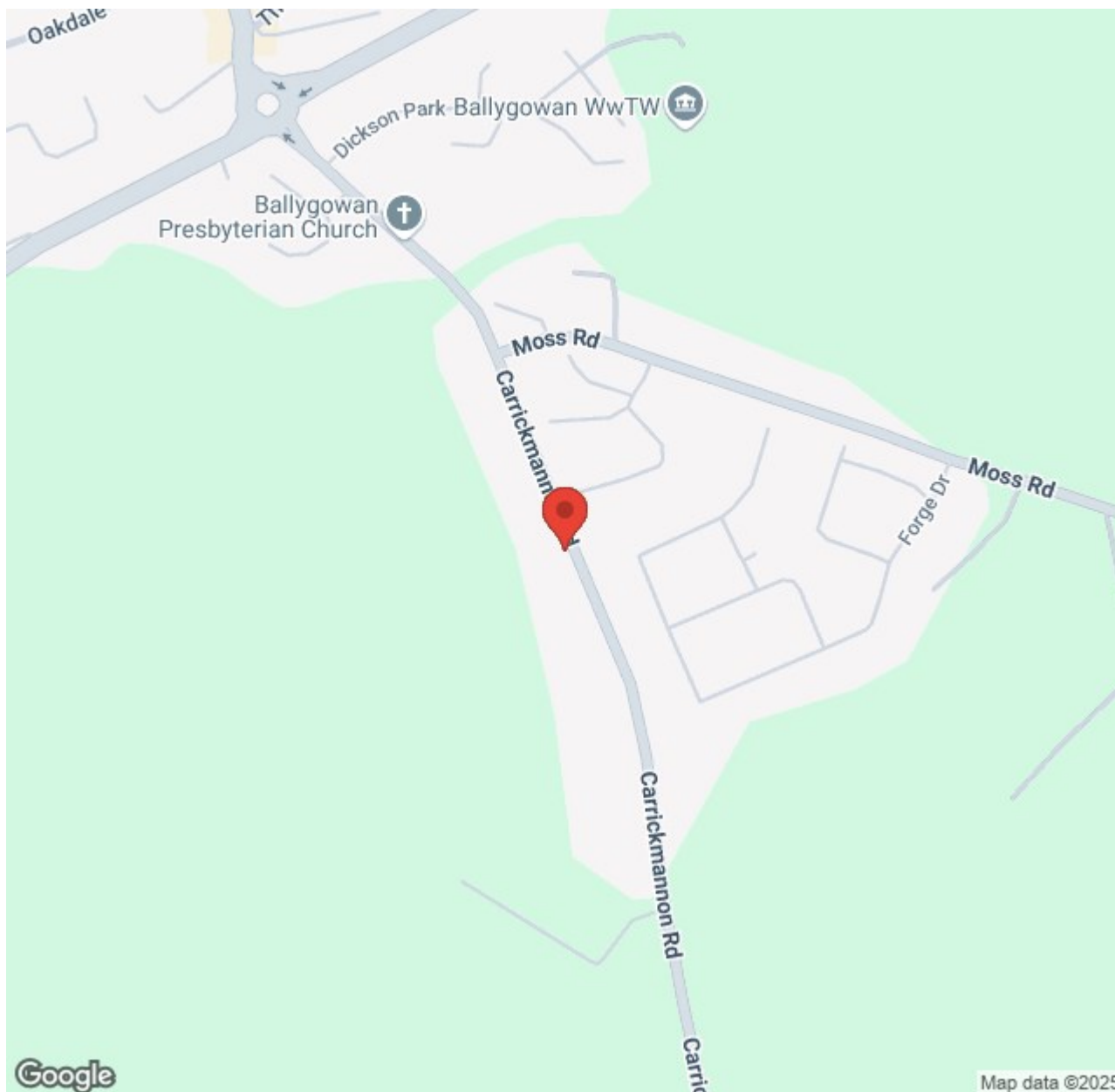












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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T 028 97 568300

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