

**Tim Martin**  
— .co.uk



1 Carsons Road  
Ballygowan  
BT23 5GB

Offers Around  
£279,950

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## SUMMARY

A beautifully presented detached family home occupying a spacious site within this popular and convenient development, just outside Ballygowan village.

The property boasts superbly appointed family accommodation comprising a spacious lounge with feature gas fire, which opens out to the dining room, fitted kitchen opening out to the sun room, four excellent sized bedrooms with the principal bedroom ensuite and a family bathroom fitted with a soft white suite. The property is fitted with oil fired central heating, double glazing and enjoys a spacious driveway to the front leading to the integral garage. The fully enclosed rear gardens are laid out in lawn with a spacious patio area boasting excellent outdoor space for all to enjoy.

Ballygowan village is within walking distance, as too is Alexander Dickson Primary School and public transport that serves many of the top secondary schools in the surrounding and Greater Belfast area. Excellent road networks allow for a convenient commute to Saintfield, Newtownards, Comber, Dundonald and Belfast as well as the Ulster Hospital and George Best Belfast City airport.

## FEATURES

- Beautifully Presented Detached Family Home Set Within This Popular Development
- Spacious Lounge With Feature Gas Fire Opening Through To The Dining Room
- Fitted Kitchen Opening Out To The Sunroom And With Access To Garage
- Four Excellent Sized Bedrooms With The Principal Bedroom Ensuite
- Family Bathroom Fitted With A Soft White Suite
- Oil Fired Central Heating And PVC Double Glazing
- Spacious Driveway Leading To Integral Garage
- Fully Enclosed Rear Gardens Laid Out In Lawn With Spacious Paved Patio Area
- Within Walking Distance To Local Primary School, Ballygowan Village And Public Transport
- Convenient Commuting Distance To Newtownards, Dundonald And Belfast

## **Entrance Hall**

Glazed pvc entrance door with matching side panel; wood laminate floor; telephone jack point; cloakroom under stairs.

## **Lounge**

**14'2 x 12'10 (4.32m x 3.91m)**

Feature mains gas fire with modern limestone stone fire surround; slate hearth; wood laminate floor; tv connection point.

## **Dining Room**

**10'2 x 9'1 (3.10m x 2.77m )**

Wood laminate floor.

## **Kitchen / Snug**

**22'1 x 9'9 (maximum measurements) (6.73m x 2.97m (maximum measurements))**

1½ tub single drainer stainless steel sink unit with mixer taps; good range of painted finish eye and floor level cupboards and drawers; formica worktops; integrated Bosch 4 ring ceramic hob with canopy over concealing extractor unit and light; Bosch double electric ovens; space and plumbing for dishwasher, washing machine and tumble dryer; concealed lighting under cupboards; part tiled walls and ceramic tiled floor; upvc panel ceiling with low energy LED spotlights; tv aerial connection; access to garage; open through to:-

## **Sun Room**

**9'11 x 8'11 (3.02m x 2.72m )**

Tiled floor; tv connection point; upvc panel ceiling with low energy LED spotlights; glazed pvc doors to rear patio and gardens.

## **First Floor**

### **Landing**

Hotpress with insulated copper cylinder and Willis type immersion heater; access to roofspace (via Slingsby type ladder - partially floored) with light.

### **Principal Bedroom**

**17'0 x 9'8 (5.18m x 2.95m)**

Tv aerial connection point; telephone connection point.

### **En- suite Shower Room**

**9'8 x 3'3 (2.95m x 0.99m)**

Soft white suite comprising tiled shower cubicle with Triton electric shower and wall mounted telephone shower attachment and sliding shower door; pedestal wash hand basin; close coupled wc; fully tiled walls; low energy LED ceiling lights and extractor fan.

### **Bedroom 2**

**9'10 x 6'0 (3.00m x 1.83m)**

Tv aerial connection point.

### **Bedroom 3**

**13'0 x 11'0 (3.96m x 3.35m)**

Tv and telephone connection point.

### **Bedroom 4**

**11'0 x 9'9 (3.35m x 2.97m)**

Tv aerial connection.

### **Bathroom**

**9'6 x 8'3 (2.90m x 2.51m )**

Soft white coloured suite comprising pvc panelled bath with chrome side handles and Triton electric shower and wall mounted telephone shower attachment; glass shower panel; pedestal wash hand basin; close coupled wc; fully tiled walls; low energy LED ceiling lighting; towel radiator.

## **Outside**

Bitmac drive to parking area for 3/4 cars and to:-

## Integral Garage

**16'11 x 9'10 (5.16m x 3.00m)**

Roller door; fluorescent light and power points; Warmflow oil fired boiler; access to kitchen.

## Gardens

Gardens to front laid out in lawns and partially enclosed with Leylandii evergreen hedging. Flagged paths to enclosed rear garden with spacious matching flagged patio overlooking the rolling lawns and well stocked bed of ornamental and flowering shrubs, finished with decorative pebbles. Pvc oil storage tank; outside water tap; outdoor power socket.

## Capital / Rateable Value

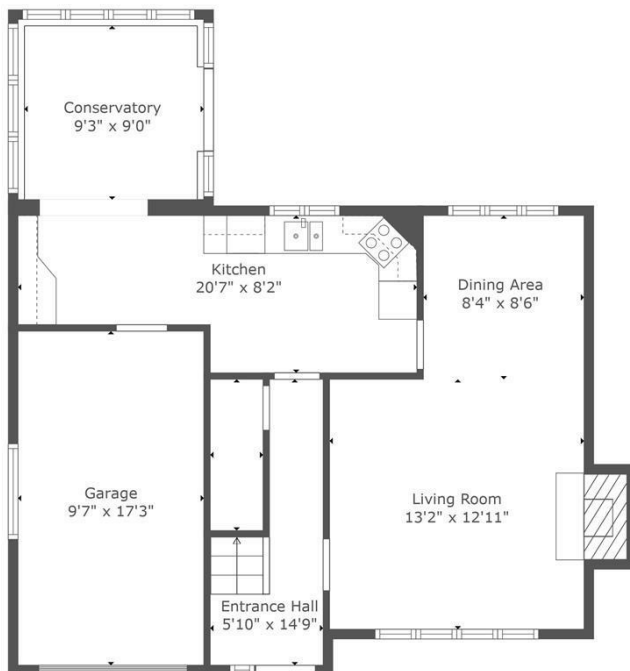
£165,000. Rates Payable = £1437.38 per annum (approx)

## Tenure

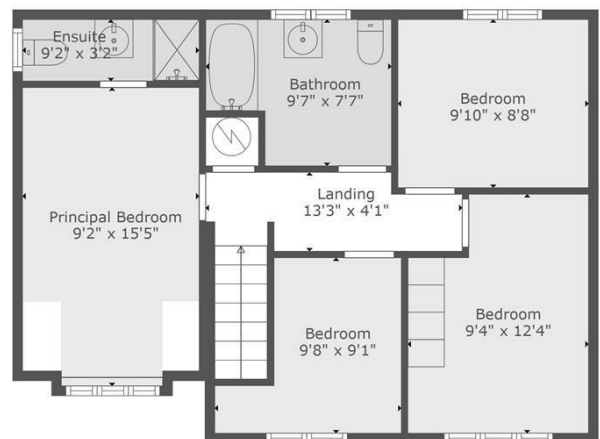
Leasehold

## Viewing

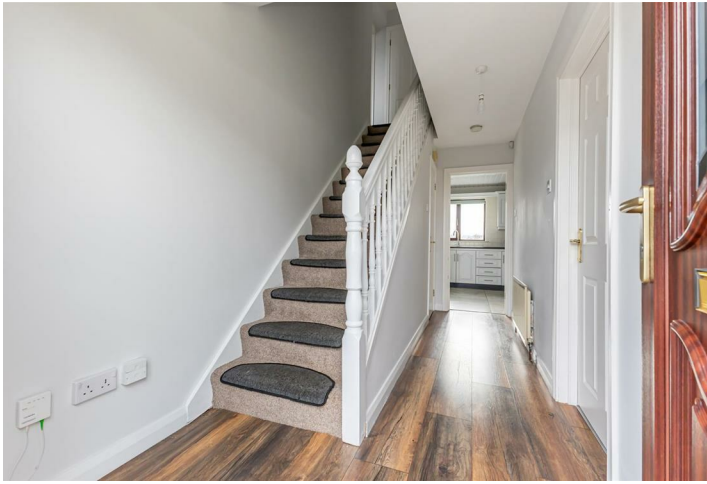
By appointment with the agent.



Floor 1

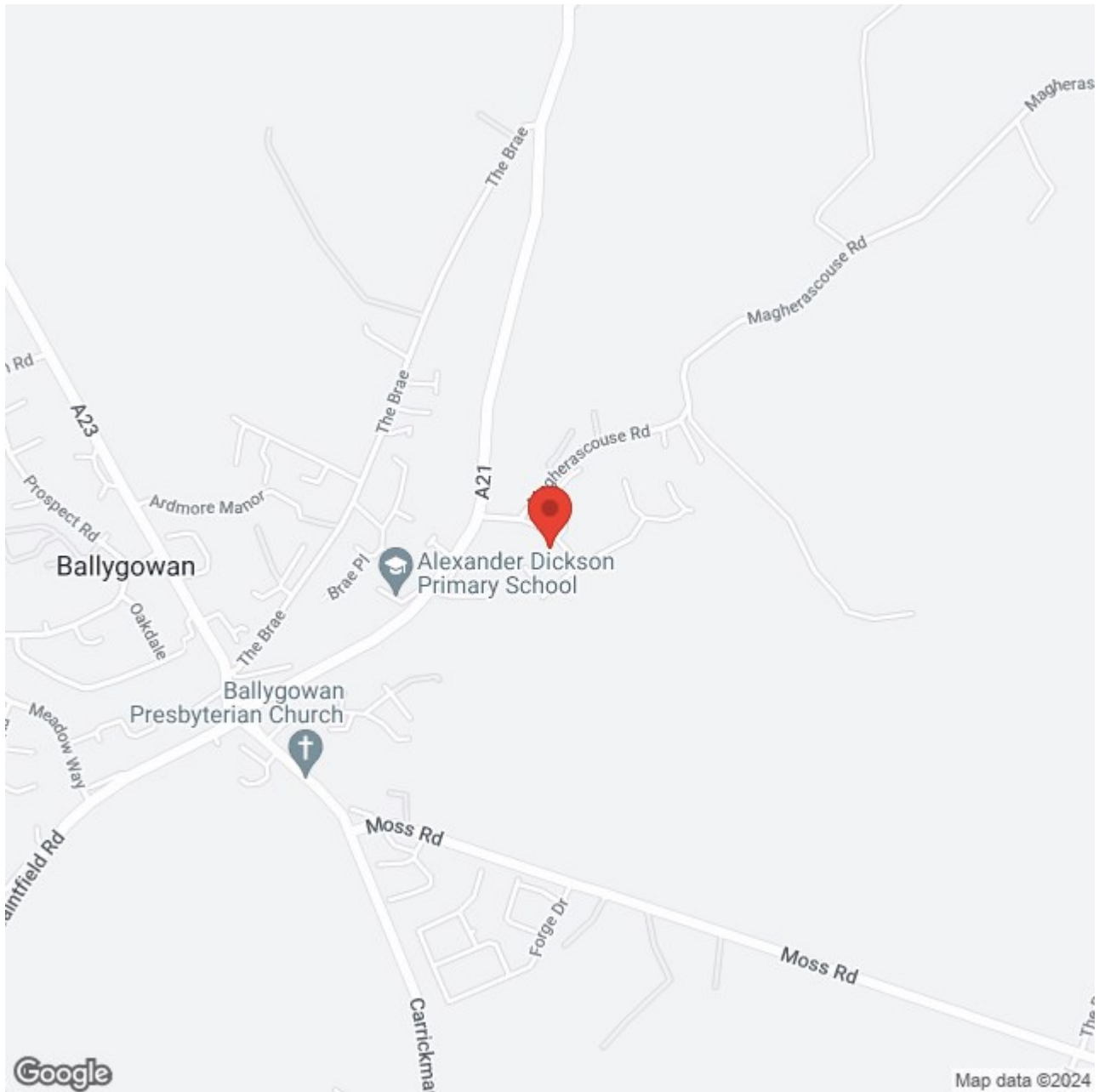


Floor 2









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		

**Comber** ■  
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**Saintfield**  
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T 028 97 568300

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