

Tim Martin
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**3 Carsons Court
Ballygowan
BT23 5GF**

**Offers Around
£315,000**

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SUMMARY

Ideally located, this detached family home sits on a private site, just a short walk from Ballygowan town centre.

The ground floor offers a spacious lounge with an open fire, opening through to a separate dining room, making it perfect for entertaining. The open-plan kitchen, living, and dining area is perfect for everyday family living and provides access to the rear garden and patio. A laundry room, separate WC, and integral garage offer excellent storage space and complete the ground floor.

The first floor features four generously sized bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and an en suite shower room. A spacious family bathroom completes the accommodation.

The enclosed rear gardens are laid to lawn and include a large patio area, offering an ideal space for summer BBQs with family and friends.

Carsons Court is a quiet cul-de-sac within walking distance of the town centre and Alexander Dickson Primary School. Public transport links connect to secondary schools in Downpatrick, Saintfield, and Belfast. Ballygowan village offers a range of shops, including a butcher, pharmacy, convenience store, and coffee shop. For commuters, an excellent road network and public transport service provide easy access to Belfast city centre.

This fantastic home provides an abundance of space, making it the perfect choice for a growing family.

FEATURES

- Detached Family Home Set on a Generous Private Site
- Lounge with Open Fire, Opening Through to Dining Room
- Open Plan Kitchen / Living / Dining
- Utility Room with Separate WC
- 4 Fantastic Sized Bedrooms – Principal with En Suite and Walk In Wardrobe
- Oil Fired Central Heating and Double Glazing
- Integral Garage Accessed from the Utility Room
- Enclosed Rear Gardens Laid Out in Lawns
- Parking to Front for Three Cars
- Set in a Cul de Sac Within Walking Distance of Ballygowan Centre

Entrance Hall

Pine tongue and groove floor; telephone connection point; under stairs storage cupboard.

Lounge 20'6" x 12'4" (6.25m x 3.76m)

Max Measurements; Into the bay window

Embossed cast iron fire with botanical tiled inset and carved pine surround; TV aerial connection point; open through to:-

Dining Room 10'9 x 10'3 (3.28m x 3.12m)

Kitchen / Dining Room 21'10 x 14'0 (6.65m x 4.27m)

Maximum Measurements

Excellent range of high and low level cupboards and drawers incorporating double glazed Belfast sink with brass swan neck mixer taps; formica worktop; space for range cooker; space for dishwasher; space for fridge / freezer; 12v spotlights; quarry tiled floor; pine tongue and groove floor to dining area; tv aerial connection point; glazed door to rear garden; open through to:-

Family Room 16'10 x 10'6 (5.13m x 3.20m)

Pine tongue and groove floor; TV aerial connection point.

Utility Room 11'4 x 9'9 (3.45m x 2.97m)

Maximum Measurements

Range of high and low level cupboards; single drainer stainless steel sink unit with mixer taps; space and plumbing for washing machine and dishwasher; separate WC with low flush WC.

Stairs to First Floor / Landing

Access to roof space; hotpress with insulated copper cylinder and shelving over.

Principal Bedroom 14'2 x 12'5 (4.32m x 3.78m)

Pine tongue and groove floor; walk in wardrobe with clothes rail and shelving.

En-suite Shower Room 12'0 x 4'7 (3.66m x 1.40m)

Maximum Measurements

White suite comprising rectangular shower cubicle with folding glass shower door and side panel and Mira Event XS thermostatically controlled shower and telephone shower attachment; vanity unit with wash hand basin and swan neck mixer taps; cupboard and drawers under mirror and shelving over; close coupled WC; Velux ceiling window; extractor fan; pine tongue and groove floor.

Bedroom 2 11'6 x 10'8 (3.51m x 3.25m)

Pine tongue and groove floor.

Bathroom 9'9 x 7'0 (2.97m x 2.13m)

White suite comprising freestanding Clearwater bath with centrally located mixer taps and telephone shower attachment; pedestal wash hand basin with chrome taps; close coupled WC; quadrant tiled shower cubicle with sliding glass shower doors and side panels; Mira Sport electric shower with telephone shower attachment; chrome wall mounted heated towel radiator; part tiled walls; ceramic tiled floor; extractor fan; mirror fronted bathroom cabinet with light over.

Bedroom 3 10'9 x 10'7 (3.28m x 3.23m)

Maximum Measurements; L shaped

Bedroom 4 15'5 x 10'7 (4.70m x 3.23m)

Integrated Garage 19'3 x 10'0 (5.87m x 3.05m)
Roller door; lofted area; door to side; light and power points.

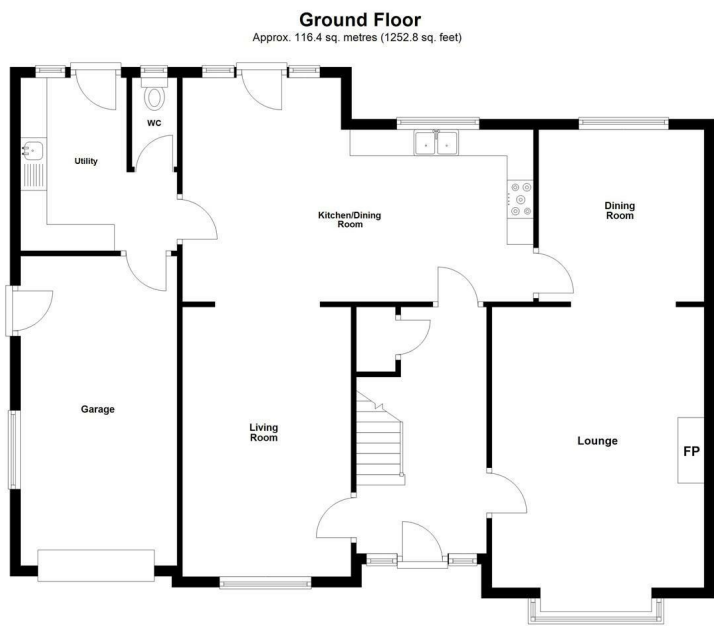
Front Gardens
Laid out in lawn; bitmac drive leading to garage with parking for 3 cars; flagged path leading to front door and side of the property.

Rear Gardens
Enclosed rear gardens laid out in grass with well stocked flowerbeds planted with a selection of spring bulbs, ornamental and flowering shrubs and trees; patio area leading from kitchen / dining; outside lights and water tap; oil storage tank; boiler house, with Worchester oil fired boiler.

Capital / Rateable Value
£220,000. Rates Payable = £2,010.14 Per Annum (approx)

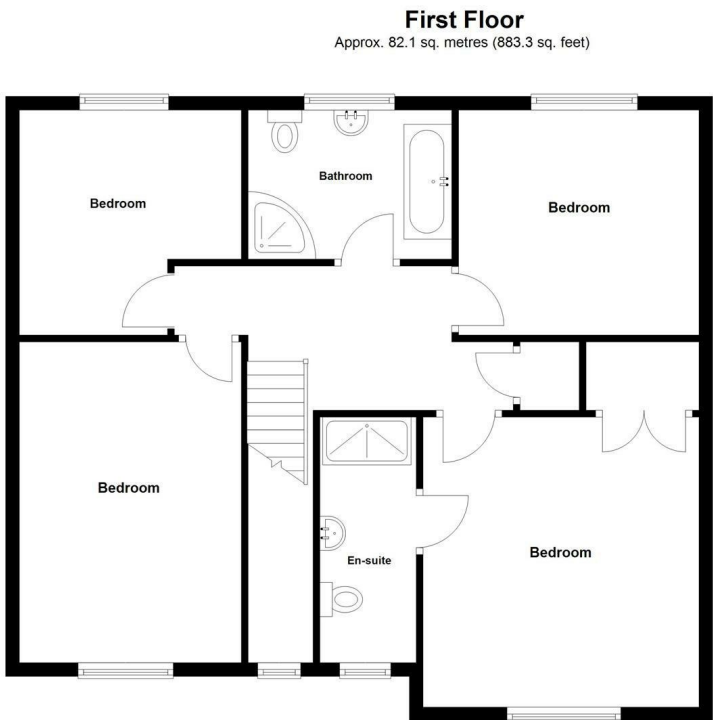
Tenure
Leasehold

Ground Rent
£70.00 Per Annum (approx)



Total area: approx. 198.5 sq. metres (2136.1 sq. feet)
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

3 Carsons Court, Ballygowan
















Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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