

**Tim Martin**  
— .co.uk



**13 Brae Park  
Ballygowan  
BT23 5TR**

**Offers Around  
£140,000**

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## SUMMARY

This well presented end terrace home is ideally located in a quiet cul de sac, yet within walking distance of Ballygowan Village centre.

The accommodation is generous, and leaves nothing for the lucky buyer to do only unpack! The ground floor hosts a lounge with wood burning stove, a spacious kitchen / dining area and downstairs wc. The first floor enjoys a spacious landing with lots of built in storage, three bright, well-proportioned bedrooms and bathroom.

Outside, the enclosed side and rear gardens lead from the kitchen and feature easily maintained patio areas and lawns creating the perfect haven away from everyday life and the ideal location for summer bar-be-ques. The front garden is laid out in lawn.

This home is within walking distance of Ballygowan Village, hosting a pharmacy, butcher and convenience stores. Alexander Dickson Primary School is a short walk away. An excellent public transport service and road network allows for a convenient commute to Newtownards, Dundonald, and Belfast City Centre; as well as schools in the surrounding towns and Belfast.

## FEATURES

- Well Presented End Terrace Home
- Lounge with Wood Burning Stove
- Spacious Kitchen and Dining Area
- Generous Storage Throughout the Property
- Three Well Proportioned Bedrooms
- Family Bathroom with White Suite
- Gas Fired Central Heating and Double Glazing
- Rear and Side Gardens with Garden Laid out in Lawn and Patio Area
- Alexander Dickson Primary School is a Short Walk Away
- Ideally Located Within Walking Distance of Ballygowan Village and Public Transport

## **Entrance Hall**

Oak tongue and groove floor.

## **Lounge**

**13'3 x 10'6 (4.04m x 3.20m )**

Enclosed cast iron wood burning stove on slate hearth; oak tongue and groove floor; Openreach connection point; twin illuminated recessed display niches.

## **Kitchen / Dining**

**17'7 x 11'8 (5.36m x 3.56m )**

(maximum measurements)

Excellent range of painted finish high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; formica worktop; Lamona electric oven; Lamona 4 ring ceramic hob with stainless steel extractor unit and light over; space and plumbing for washing machine; part tiled walls; ceramic tiled floor; walk-in storage cupboard with shelving.

## **Rear Hall**

Door to rear garden.

## **WC**

**4'7 x 2'5 (1.40m x 0.74m)**

White suite comprising close coupled wc; semi pedestal wash hand basin with chrome towel rail; ceramic tiled floor; part tiled walls.

## **Stairs To First Floor / Landing**

Two double built-in wardrobes with sliding doors (two mirror fronted) with clothes rails and shelves; access to roofspace via slingsby type ladder (partially floored with Baxi gas fired boiler).

## **Bedroom 1**

**11'6 x 10'3 (3.51m x 3.12m )**

Built-in wardrobe with fitted clothes rails and shelves.

## **Bedroom 2**

**8'8 x 7'2 (2.64m x 2.18m )**

(maximum measurements)

## **Bathroom**

**7'9 x 6'6 (2.36m x 1.98m )**

White suite comprising panelled bath with centrally located pillar mixer tap and telephone shower attachment; Aqualisa electric shower; glass shower screen; vanity unit with wash hand basin with chrome mono mixer tap and drawer under; close coupled wc; ceramic tiled walls and floor; display shelf; chrome heated towel radiator; LED spotlights.

## **Bedroom 3**

**11'7 x 9'8 (3.53m x 2.95m )**

Double built-in wardrobe with clothes rail and shelf.

## **Outside**

Front garden laid out in lawn and planted with a range of ornamental and flowering shrubs and trees; flagged path to front door.

## **Rear And Side Gardens**

Enclosed flagged and concrete patio area with flowerbeds; garden laid out in lawn; brick pavia patio area; outside light and power points.

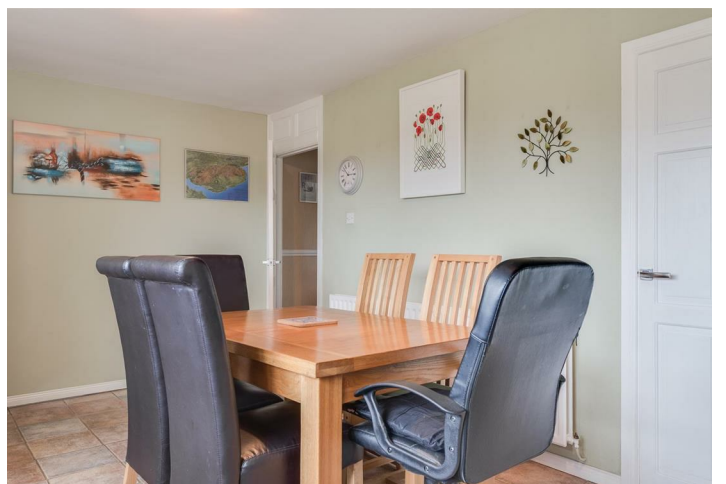
## **Capital Rateable Value**

£85,000. Rates Payable = £776.65 per annum (approx)

## **Tenure**

Freehold















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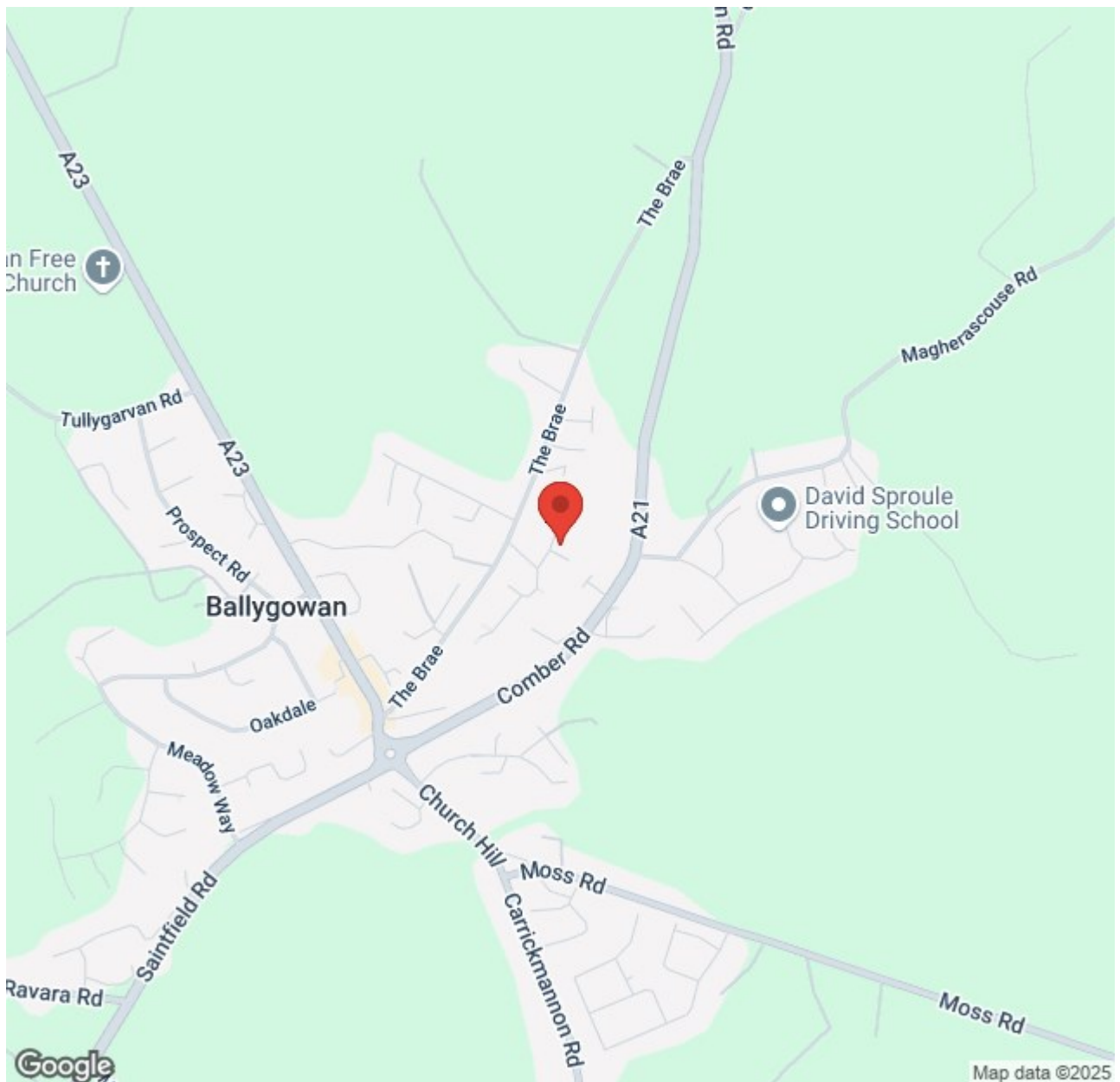
(Floorplan for illustrative purposes only)  
created at [www.igphotography.uk](http://www.igphotography.uk)



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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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