

**Tim Martin**  
— .co.uk



100 Oakdale  
Ballygowan  
BT23 5TT

Offers Around  
£175,000

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## SUMMARY

This well-maintained two-bedroom semi-detached bungalow is ideally situated in a quiet and popular residential location, yet within walking distance to Ballygowan town centre.

The living space comprises a welcoming entrance hall leading to a bright, spacious lounge, with open fire opening through to the kitchen, which has direct access to the rear garden. Two well-proportioned bedrooms, and a recently updated bathroom, finished to a high standard, complete the accommodation. The layout offers comfortable, single level living ideal for those looking to downsize.

Externally, the property boasts a generous enclosed rear garden laid out in lawn with patio area, which enjoys a sunny south-facing aspect — perfect for outdoor entertaining or simply enjoying the sunshine. A detached garage provides excellent storage or workshop space, alongside a private driveway offering ample off-street parking.

Conveniently located, Ballygowan village is only a short stroll away, offering a range of local shops including a butcher, pharmacy, convenience store, and coffee shop. The property is also within close proximity to Alexander Dickson and Carrickmannon Primary Schools. For those commuting, excellent transport links provide easy access to Belfast city centre via road or public transport.

## FEATURES

- Immaculate Semi Detached Bungalow
- Bright and Spacious Lounge with Open Fire
- Kitchen with Double Patio Doors Leading to the Rear Garden
- Two Well Proportioned Bedrooms
- Recently Installed Modern Bathroom
- Oil Fired Central Heating and UPVC Double Glazing
- South Facing Rear Garden Laid Out in Lawn with Patio Area
- Detached Garage with Light and Power
- Spacious Driveway Providing Ample Off Street Parking
- Convenient Location within Walking Distance of Ballygowan Town Centre

## **Entrance Porch**

Tiled floor; glazed door and side panel through to:-

## **Entrance Hall**

Oak tongue and groove floor; hot press with lagged copper cylinder; access to roofspace (slingsby type ladder; partially floored); corniced ceiling.

## **Bedroom 1**

**10'10 x 9'5 (3.30m x 2.87m )**

Wood laminate floor; corniced ceiling; double built in wardrobe with clothes shelves and rails.

## **Lounge**

**14'4 x 11'11 (4.37m x 3.63m )**

Hole in the wall fire with pink granite inset and surround on matching hearth, wood fire surround; oak tongue and groove floor; corniced ceiling; open through to:-

## **Kitchen**

**13'11 x 9'5 (4.24m x 2.87m )**

Minimum Measurements

Good range of laminate high and low level cupboard and drawers with matching glazed display cupboard; formica worktops 1½ tub stainless steel sink unit with swan neck mixer taps; Belling gas oven with Indesit 4 ring gas hob; space and plumbing for washing machine and dishwasher; corniced ceiling; double glazed patio doors; ceramic tiled floor; part tiled walls; corniced ceiling; 12v spotlights.

## **Bathroom**

**10 x 5'11 (3.05m x 1.80m )**

Beautiful modern white suite comprising free standing bath with centrally located mixer tap and wall mounted telephone shower attachment; close coupled WC; rectangular walk in shower cubicle with thermostatically controlled shower unit and wall mounted adjustable and rain shower heads; glass shower panel; vanity unit with wash hand basin and mono mixer taps with drawer under; three display niches; ceramic tiled walls and floor; wall mounted heated towel radiator.

## **Bedroom 2**

**13'4 x 9'5 (4.06m x 2.87m )**

Wood laminate floor; corniced ceiling.

## **Driveway**

Bitmac drive providing ample parking and leading to:-

## **Detached Garage**

**23'2 x 9'4 (7.06m x 2.84m )**

Roller door; light and power.

## **Gardens**

Front garden laid out in stone chip flowerbed planted with a selection of ornamental and flowering shrubs and trees.

Enclosed South facing rear garden laid out in lawn and planted with a selection of ornamental flowers and shrubs including an array of Roses and Foxgloves; flagged and concrete patio area; oil storage tank; Warmflow oil fired boiler; outside light and tap.



**Tenure**  
Leasehold

**Capital / Rateable Value**  
£100,000. Rates Payable = £953.80 Per Annum (Approx)









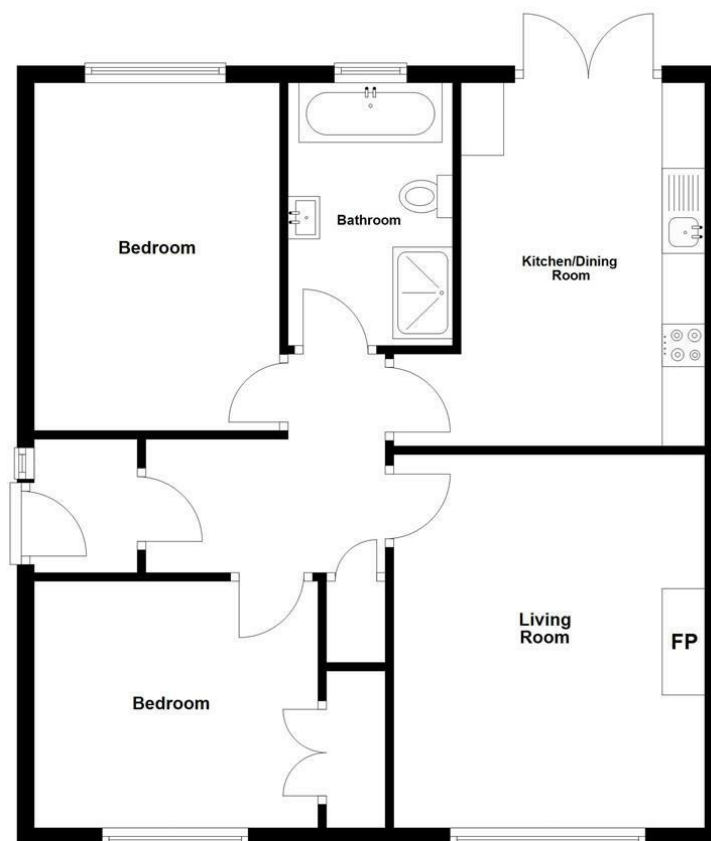






## Ground Floor

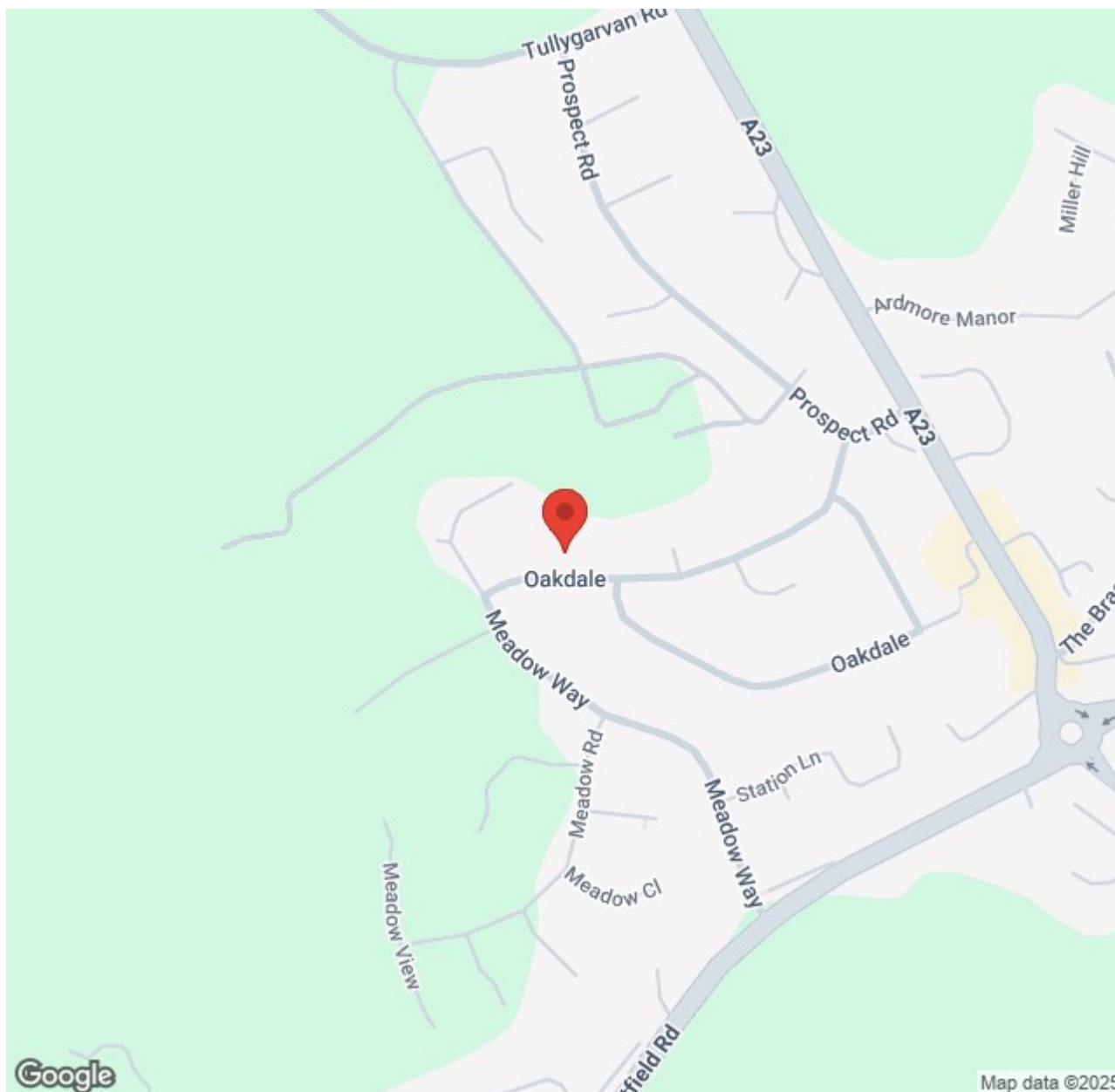
Approx. 68.9 sq. metres (741.4 sq. feet)



Total area: approx. 68.9 sq. metres (741.4 sq. feet)

Photos and Plans by [houseflyni.co.uk](http://houseflyni.co.uk)  
Plan produced using PlanUp.

**100 Oakdale, Ballygowan**



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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