

**Tim Martin**  
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36 Oakdale  
Ballygowan  
BT23 5TT

Offers Around  
£169,950

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## SUMMARY

Situated in the ever popular Oakdale development and within walking distance of Ballygowan village, this spacious semi detached house is perfect for the first time buyer, young couple or family.

The property, fitted with oil fired central heating and uPVC double glazing boasts a spacious lounge which opens through to the dining room overlooking the enclosed rear gardens, fitted kitchen and downstairs WC. The first floor comprises of three excellent sized bedrooms and a bathroom.

Outside, a spacious driveway provides ample parking to the front and side of the property and leads to the detached garage. The enclosed rear gardens enjoy a southerly aspect and are laid out in lawn with a spacious paved patio area, allowing for excellent entertaining space for all to relax in and enjoy.

Ballygowan village offers a range of local amenities including shops, chemist, butchers, coffee shop, children's playpark, and churches, whilst Alexander Dickson and Carrickmannon Primary schools are both located close by. For those wishing to commute, Belfast, Newtownards and Dundonald are all convenient as too is Belfast City Airport and The Ulster Hospital.

## FEATURES

- Spacious Semi Detached Property Located in the Ever Popular Oakdale Development
- Three Excellent Sized Bedrooms
- Bright and Spacious Lounge Opening Through to the Dining Room
- Fitted Kitchen
- Principle Bathroom and Downstairs WC
- Oil Fired Central Heating and uPVC Double Glazing
- Spacious Driveway Leading to the Detached Garage
- Easily Maintained Front Gardens and Enclosed Rear Gardens Laid Out in Lawn with Spacious Paved Patio Area
- Within Walking Distance to Local Shops, Butchers, Pharmacy, Primary Schools, and Public Transport
- Convenient Commute to Belfast, Dundonald, Belfast City Airport and Ulster Hospital

**Entrance hall**

Glazed uPVC entrance door with matching side panel; telephone connection point; under stairs storage cupboard.

**Lounge**

**15'7 x 14'1 (4.75m x 4.29m )**

Tiled fireplace with matching hearth; oak wood fire surround; cornice ceiling; TV aerial connection point; glazed double doors through to:-

**Dining Room**

**9'11 x 9'0 (3.02m x 2.74m )**

Glazed sliding door to rear patio and gardens; corniced ceiling; sliding door to:-

**WC**

**9'10 x 2'3 (3.00m x 0.69m )**

White suite comprising low flush WC; pedestal wash hand basin with corner taps; tiled splashback.

**Kitchen**

**11'8 x 9'10 (3.56m x 3.00m )**

Good range of oak high and low level cupboards and drawers with open shelving incorporating single drainer stainless steel sink unit with mixer taps; space for electric cooker; concealed extractor fan over; space and plumbing for washing machine; space for fridge; formica worktop with matching peninsula breakfast bar; tiled splashback; fluorescent light; glazed uPVC; door to side.

**First Floor / Landing**

Access to roofspace; hotpress with insulated copper cylinder; built in storage cupboard.

**Bedroom 1**

**12'1 x 9'3 (3.68m x 2.82m )**

Built in wardrobe.

**Bedroom 2**

**9'0 x 8'10 (2.74m x 2.69m )**

**Bedroom 3**

**12'10 x 10'0 (3.91m x 3.05m)**

Built in wardrobe.

**Bathroom**

**8'9 x 5'8 (2.67m x 1.73m )**

White suite comprising panelled bath with chrome taps; Redring electric shower unit and wall mounted telephone shower attachment; recessed wash hand basin with chrome taps; vanity unit under; low flush WC; part tiled walls; vinyl floor; electric shaver point.

**Outside**

Spacious driveway leading to:-

**Detached Garage**

**22'10 x 9'3 (6.96m x 2.82m )**

Electric roller shutter door; side access; Worcester oil fired boiler; light and power points.

Gardens

Paved area to the front of the property; enclosed rear gardens laid out in lawn and planted with a fantastic range of ornamental and flowering shrubs; spacious paved patio area; outdoor water tap; PVC oil storage tank.

Capital / Rateable Value

£120,000. Rates Payable = £1144.56 Per Annum (Approx)



Floor 1



Floor 2





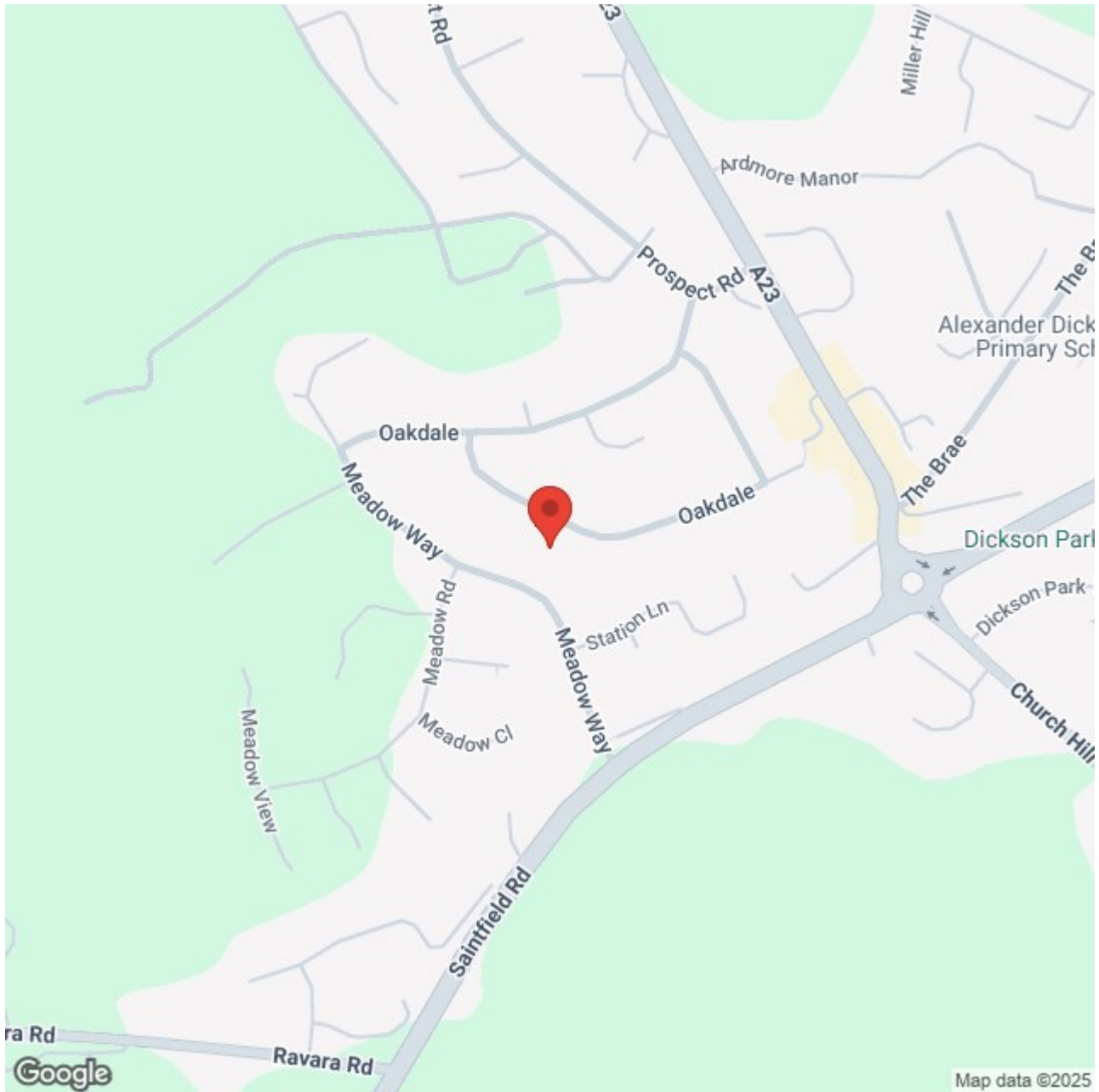












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	64
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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