

Tim Martin
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26 Oakdale
Ballygowan
BT23 5TT

Offers Around
£185,000

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SUMMARY

This extended semi-detached home set on a corner site is ideally situated in a popular residential location and within walking distance to Ballygowan town centre.

The accommodation is generous and adaptable to suit most families needs. A spacious lounge and dining area, with open fire, flows to the kitchen with casual dining, utility room and wc. Upstairs boasts four bedrooms and a family bathroom.

Externally, the property is equally as impressive, with a large enclosed rear garden laid out in lawn with patio area and store — ideal for outdoor entertaining or for children and pets to enjoy. A private driveway offers ample off-street parking with the potential to extend if desired.

Conveniently located, Ballygowan village is only a short walk 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

- Extended Semi Detached Home Set on a Corner Site
- Lounge Open Through to Dining Area
- Kitchen with Casual Dining and Utility Room
- 4 Well Proportioned Bedrooms
- Family Bathroom
- Oil Fired Central Heating and Double Glazing
- Generous Enclosed Rear Gardens with Patio Area
- Spacious Driveway Providing Ample Off Street Parking
- Convenient Location within Walking Distance of Ballygowan Town Centre

Entrance Hall

Wood laminate floor.

Lounge / Dining Area

23'11 x 11'9 (7.29m x 3.58m)

Hole in the wall fire in tiled surround and matching hearth with wooden mantle; corniced ceiling; wood laminate flooring; TV aerial connection point; under stairs storage cupboard.

Kitchen / Dining

18'6 x 9'9 (5.64m x 2.97m)

Excellent range of high and low level cupboard and drawers with matching open display shelving and glazed cupboards; formica worktop incorporating 1½ twin single drainer stainless steel sink unit with swan neck mixer taps; Belling double electric ovens; New World 4 ring ceramic hob with stainless steel extracotr unit and light over; space for fridge / freezer; space and plumbing for dishwasher; LED spots lights; storage cupboard; wood laminate flooring; part tiled walls; door to rear gardens.

Laundry Room

6'11 x 3'3 (2.11m x 0.99m)

Floor level cupboard with space and plumbing for washing machine; tiled worktop; ceramic tiled floor.

WC

4'9 x 3'3 (1.45m x 0.99m)

White suite comprising low flush WC; semi pedestal wash hand basin; ceramic tiled floor.

Stairs to First Floor Landing

Access to roof space.

Bedroom 1

14'4 x 9'7 (4.37m x 2.92m)

Bathroom

6'4 x 6'4 (1.93m x 1.93m)

White suite comprising panel bath with Triton Seville electric shower and wall mounted telephone shower attachment; pedestal wash hand basin; low flush WC; ceramic tiled walls; painted tongue and groove ceiling; 12V spotlights.

Bedroom 2

12'3 x 8'2 (3.73m x 2.49m)

Maximum Measurements

Two double built in wardrobes concealing clothes rails and shelving.

Bedroom 3

11'5 x 8'0 (3.48m x 2.44m)

Bedroom 4

8'4 x 6'8 (2.54m x 2.03m)

Maximum Measurements

Outside

Bitmac drive leading to rear yard providing ample parking; garden laid out in lawn.

Enclosed Rear Gardens

Rear gardens laid out in lawn with hexagonal flagged patio area; boiler house with Warmflow oil fired boiler; raised corner flagged patio area; concrete yard providing additional parking if desired; outside light and water tap.

Store

14'7 x 6'1 (4.45m x 1.85m)

Light and power; oil storage tank.

Tenure

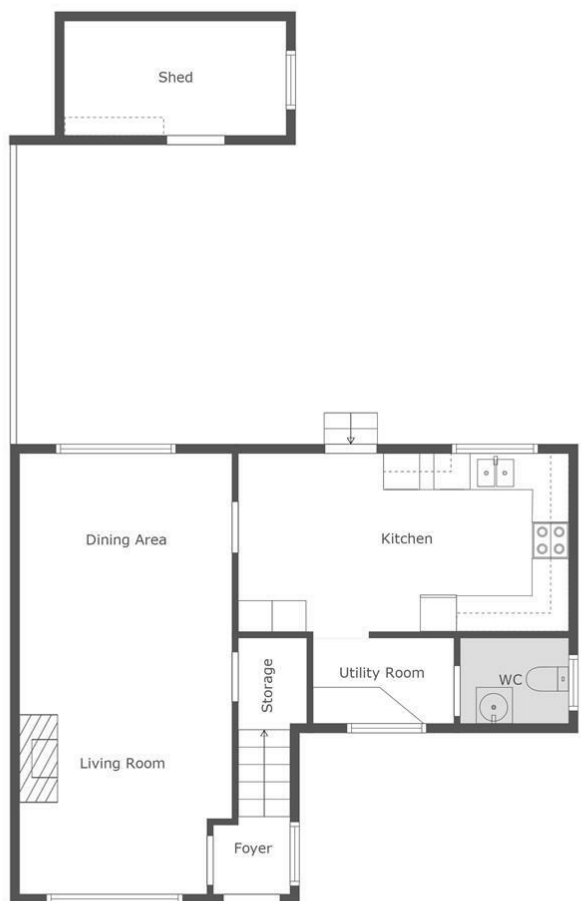
Leasehold

Ground Rent

£40 per Annum (approx)

Capital / Rateable Value

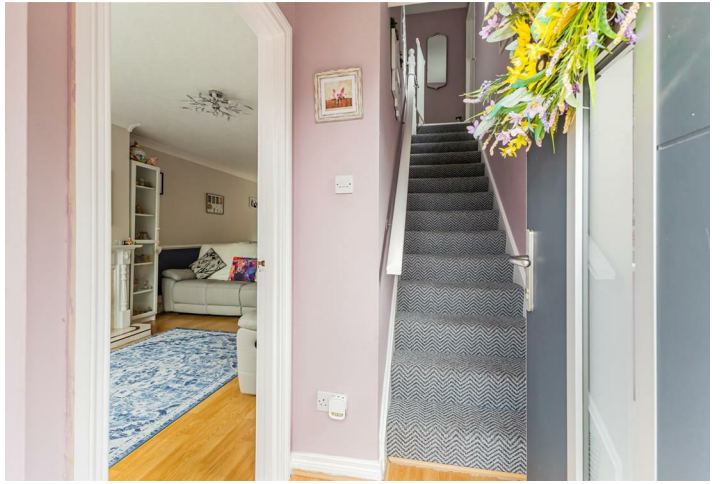
£115,000. Rates Payable = £1,096.87 Per Annum (approx)



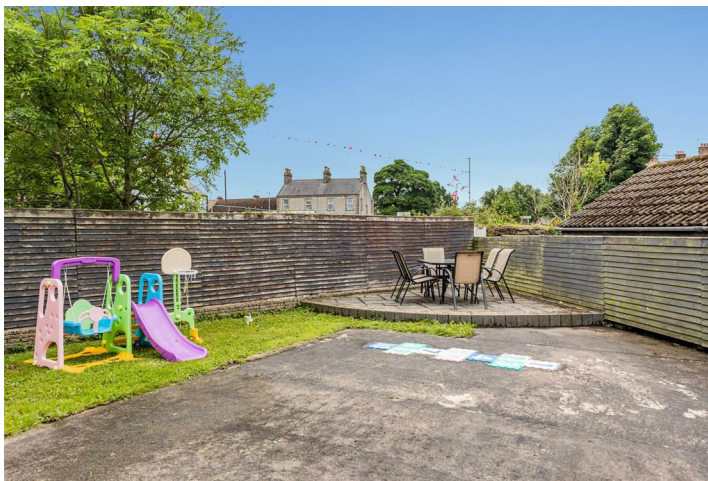
Floor 1

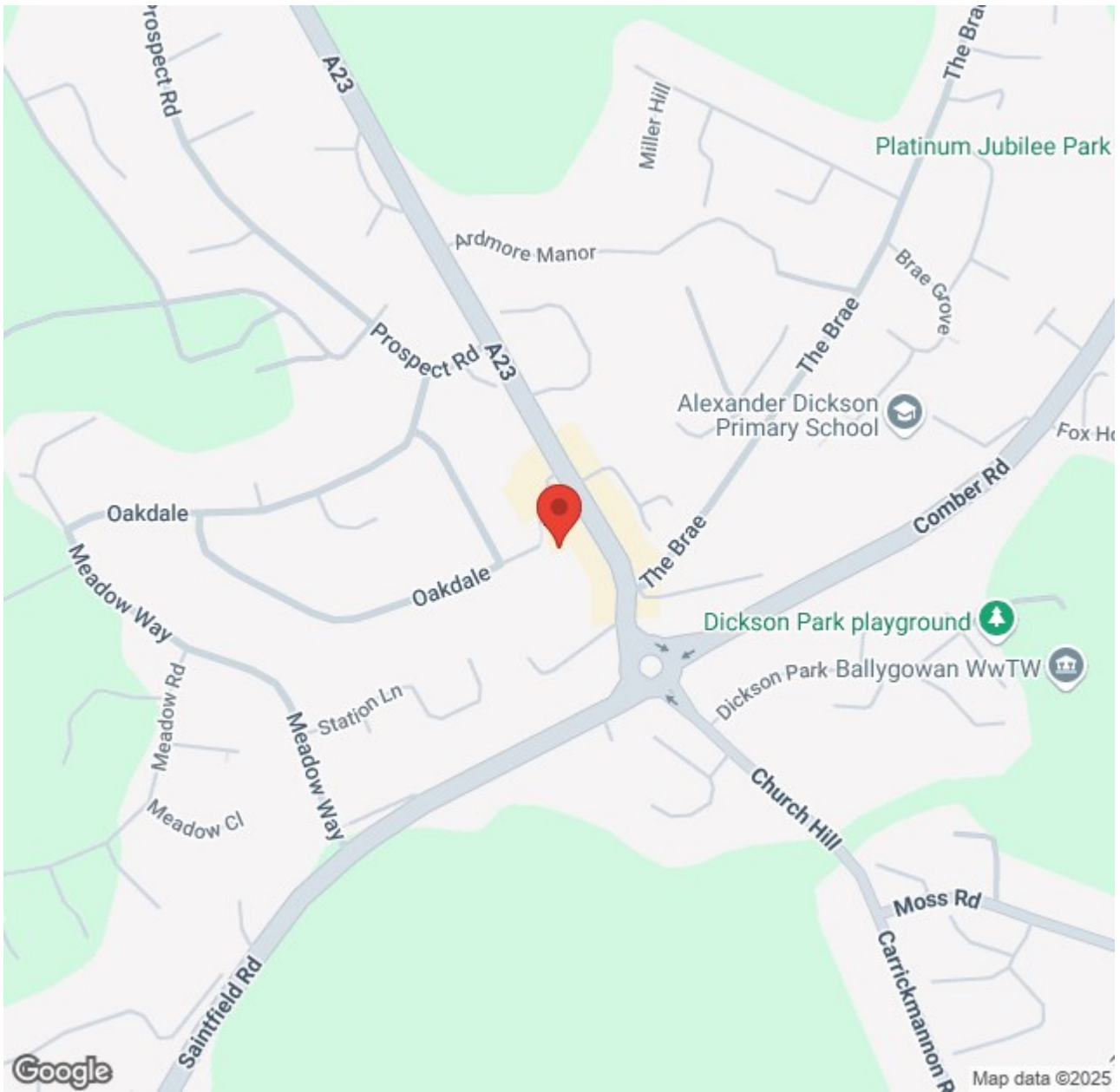


Floor 2









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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