

**Tim Martin**  
— .co.uk



4 The Crescent  
Ballygowan  
BT23 6LU

Offers Around  
£139,950

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## SUMMARY

A spacious mid terrace property, situated just off the Belfast Road, perfect for the first time buyer, young couple or family.

Fitted with oil fired central heating and uPVC double glazing, the accommodation comprises of a spacious lounge, dining room, fitted kitchen, three excellent sized bedrooms and a shower room. The property has been priced to allow for modernisation, providing an excellent opportunity for the purchaser to put their own stamp on the property.

Easily maintained gardens are located to the front of the property, whilst the fully enclosed rear gardens enjoy a south westerly aspect and offer an abundance of entertaining space with its spacious patio areas. A separate store and coal house provide excellent storage.

Enjoying a convenient location, the property is set within walking distance of Ballygowan village, local primary schools and public transport whilst allowing for an easy commute to Belfast, George Best Belfast City airport and hospitals.

## FEATURES

- Well Presented Mid Terrace Property Set Within This Convenient Location
- Spacious Lounge And Dining Room
- Fitted Kitchen And Shower Room
- Three Excellent Sized Bedrooms
- Oil Fired Central Heating And uPVC Double Glazing
- Fully Enclosed Rear Gardens With Patio Areas Enjoying A South Westerly Aspect
- Perfect For First Time Buyers, Young Couples Or Families
- Within Walking Distance To Ballygowan Village, Local Primary School And Public Transport
- Convenient Commute To Newtownards, Dundonald And Belfast City Centre

### **Entrance Porch**

Glazed sliding door; tiled floor.

### **Entrance Hall**

Glazed upvc entrance door; under stairs storage cupboard.

### **Lounge**

**16'4 x 9'11 (4.98m x 3.02m)**

Stone fireplace with tiled hearth; picture rail; tv aerial connection point.

### **Dining Room**

**10'0 x 8'11 (3.05m x 2.72m )**

Built-in storage cupboards; hotpress with insulated copper cylinder.

### **Kitchen**

**10'0 x 4'7 (3.05m x 1.40m)**

Good range of laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; space for electrical cooker; space for fridge/freezer; space and plumbing for washing machine; laminate worktops; glazed upvc door to rear.

### **First Floor / Landing**

Access to roofspace.

### **Bedroom 1**

**16'5 x 9'11 (5.00m x 3.02m )**

(Maximum measurements)

### **Bedroom 2**

**10'1 x 6'10 (3.07m x 2.08m )**

### **Bedroom 3**

**9'11 x 8'11 (3.02m x 2.72m)**

### **Shower Room**

**7'5 x 5'10 (maximum measurements) (2.26m x 1.78m (maximum measurements))**

Separate shower cubicle with Mira electric shower unit and wall mounted telephone shower attachment; pedestal wash hand basin with chrome taps; low flush wc; part tiled walls.

### **Outside**

Front gardens laid out in lawn; fully enclosed rear gardens laid out in lawn; spacious concrete patio areas; outside light and water tap; pvc oil storage tank; access to side for bins etc.

### **Boiler House**

**5'9 x 5'6 (1.75m x 1.68m )**

Riello oil fired boiler.

### **Coal Store**

**5'6 x 2'8 (1.68m x 0.81m )**

### **Capital / Rateable Value**

£80,000. Rates Payable = £696.96 per annum (approx)

### **Tenure**

Leasehold.







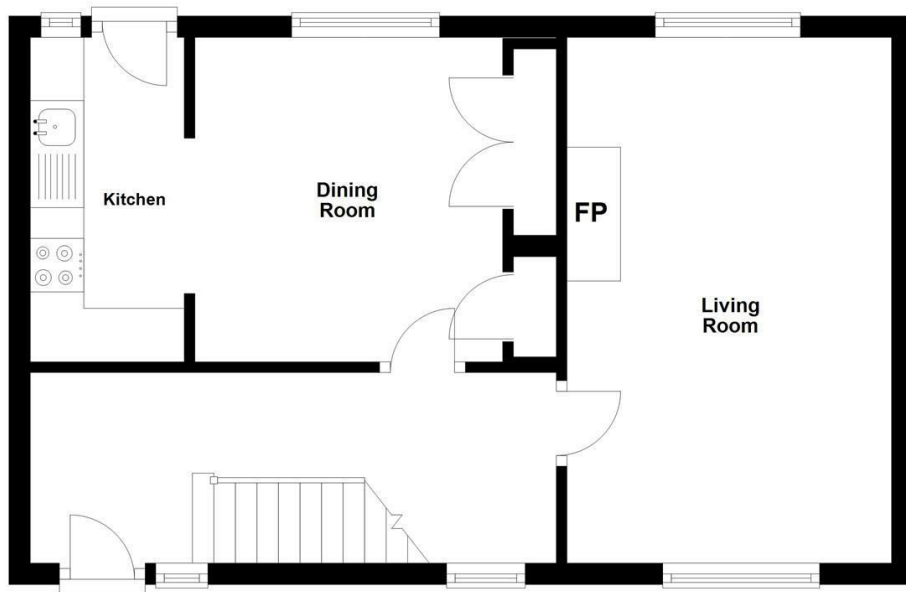






## Ground Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



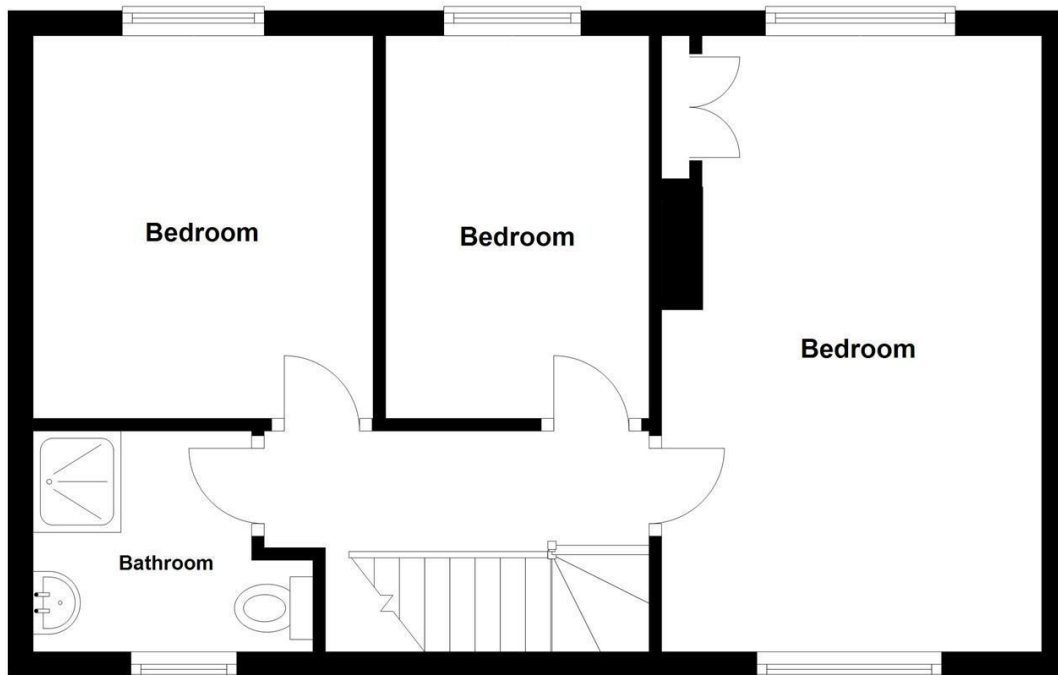
Total area: approx. 79.1 sq. metres (851.5 sq. feet)

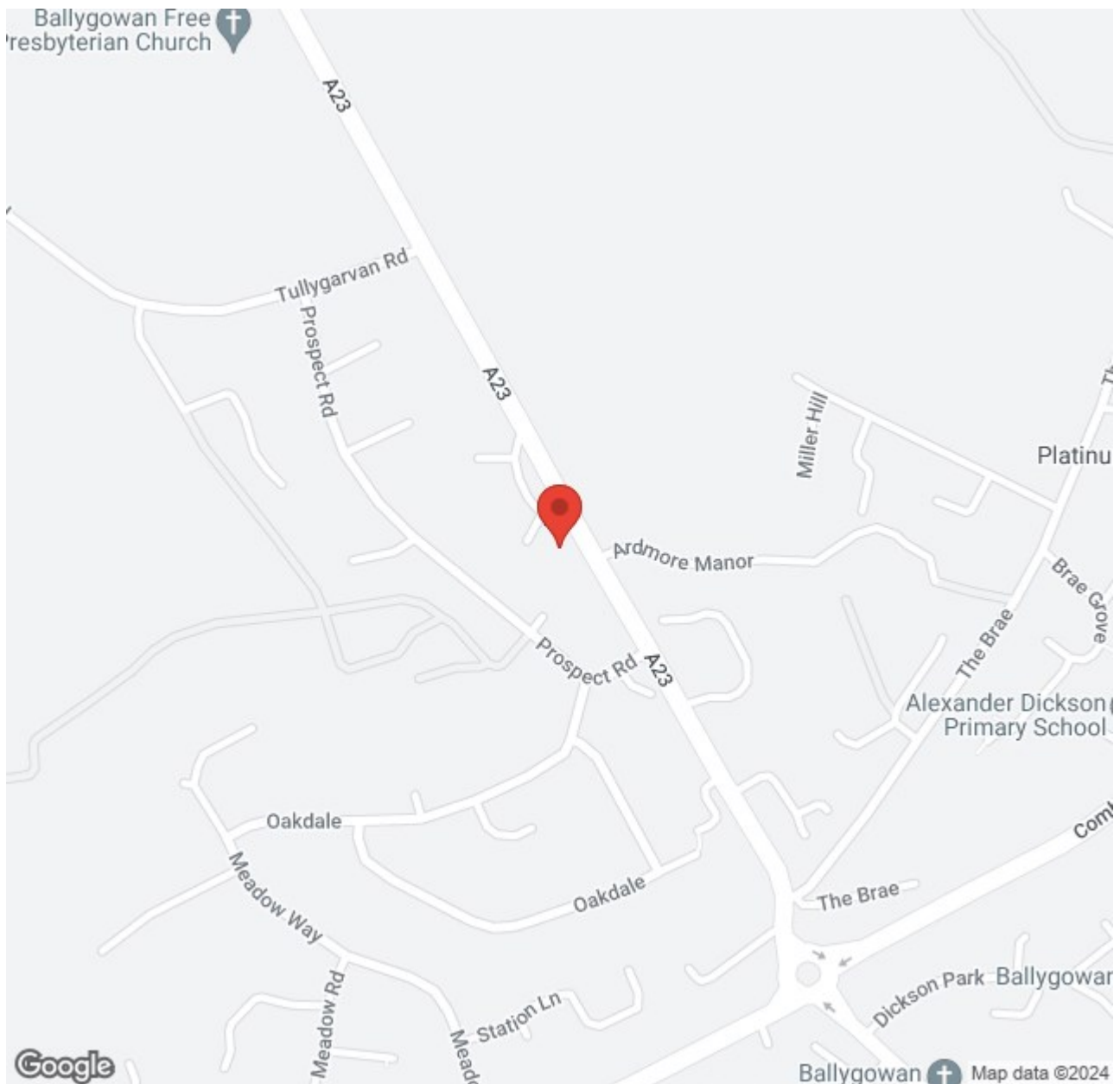
Photography and Floor Plans by [houseflyni.co.uk](http://houseflyni.co.uk)  
Plan produced using PlanUp.

## 4 The Crescent, Ballygowan

## First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)





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	54	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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