

**Tim Martin**  
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**7 The Hamptons  
Ballygowan  
BT23 6EB**

**Offers Around  
£285,000**

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## SUMMARY

A spacious and well-appointed detached split-level bungalow, occupying an elevated position within this much sought-after residential development in Ballygowan—just a short walk from local amenities.

The property offers generously proportioned accommodation throughout and is designed to be flexible to suit most family needs. Internally, the layout comprises three / four well-sized bedrooms, including a principal bedroom with en suite, two / three reception rooms, a fitted kitchen with casual dining area, and a family bathroom.

Externally, the home provides ample off-street parking, leading to an integral double garage —ideal for a range of uses. The generous gardens are laid in lawn to the front, side, and rear, while a rear paved patio offers a superb space for outdoor entertaining or relaxing in privacy.

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

- A Spacious and Well-Appointed Detached Split-Level Bungalow, Occupying an Elevated Position
- Three Excellent Sized Bedrooms
- Three Reception Rooms
- Fitted Kitchen With Breakfast Bar
- Family Bathroom Fitted With A Cream Suite
- Oil Fired Central Heating And Double Glazed Windows
- Bitmac Drive Leading to Off Street Parking and to Double Garage.
- Gardens To The Front, Side And Rear Laid Out In Lawn With Spacious Paved Patio Area
- Within Walking Distance To Ballygowan Village, Public Transport And Alexander Dickson Primary School
- Convenient Commute To Newtownards, Dundonald, Ulster Hospital And Belfast City Centre

**Steps Leading to:-**

Hardwood front door and glazed side panel.

**Entrance Hall**

Pine tongue and groove ceiling.

**Family Room**

**12'2 x 9'10 (3.71m x 3.00m )**

Maximum Measurements

Stainless steel fire surround on quarry tiled and brick raised hearth; tv aerial connection point; sliding patio door to front patio area.

**Steps leading to:-****Hall**

Pine tongue and groove ceiling.

**Dining Room**

**12'0 x 9'9 (3.66m x 2.97m )**

**Lounge**

**20'0 x 11'11 (6.10m x 3.63m )**

Space for fire in pink granite surround with marble mantle and hearth; TV aerial connection point; feature bay window with views over Ballygowan.

**Kitchen / Dining Area**

**17'2 x 9'9 (5.23m x 2.97m )**

Maximum Measurements

Excellent range of oak high and low level cupboards and drawers with matching open display shelving; formica worktops with matching breakfast bar incorporating 1½ tub single drainer stainless steel sink unit with swan neck mixer taps; Siemens double electric oven; 4 ring ceramic hob; Siemens dishwasher; integrated fridge; part tiled walls; tv aerial connection; door to rear gardens and garage.

**Bedroom 1**

**10'10 x 9'9 (3.30m x 2.97m )**

**Rear Hall**

Double hotpress with lagged copper cylinder and shelving; access to roofspace.

**Bathroom**

**10'1 x 9'10 (3.07m x 3.00m )**

Cream suite comprising corner bath with mixer tap; low flush WC; pedestal wash hand basin; quadrant tiled shower cubicle with Aqualisa thermostatically controlled shower; sliding glass shower doors and side panel; part tiled walls.

**Bedroom 2**

**13'4 x 10'10 (4.06m x 3.30m )**

**En Suite WC**

**6'4 x 5'2 (1.93m x 1.57m )**

Pink suite comprising low flush WC; pedestal wash hand basin with strip light over; mirror fronted bathroom cabinet; chrome towel rail.

### Bedroom 3

**18'8 x 10'10 (5.69m x 3.30m )**

Could be easily divided to create a 4th bedroom; double wardrobe with mirror fronted sliding doors concealing clothes rails and shelves and additional storage.

### Steps Down To:-

### Integral Double Garage

**22'1 x 18'4 (6.73m x 5.59m )**

Twin up and over doors; plumbed for washing machine; Grant Vortex condensing oil fired boiler.

### Outside

Bitmac drive leading to ample off street parking and to double garage.

Front and side garden laid out in lawns and planted with mature trees and ornamental flowering shrubs.

Enclosed gardens to rear laid out in lawn and bounded by mature hedging; flowerbeds planted with a range of ornamental shrubs and trees; generous flagged patio area; oil storage tank; steps leading to bin storage; outside light and water tap.

### Tenure

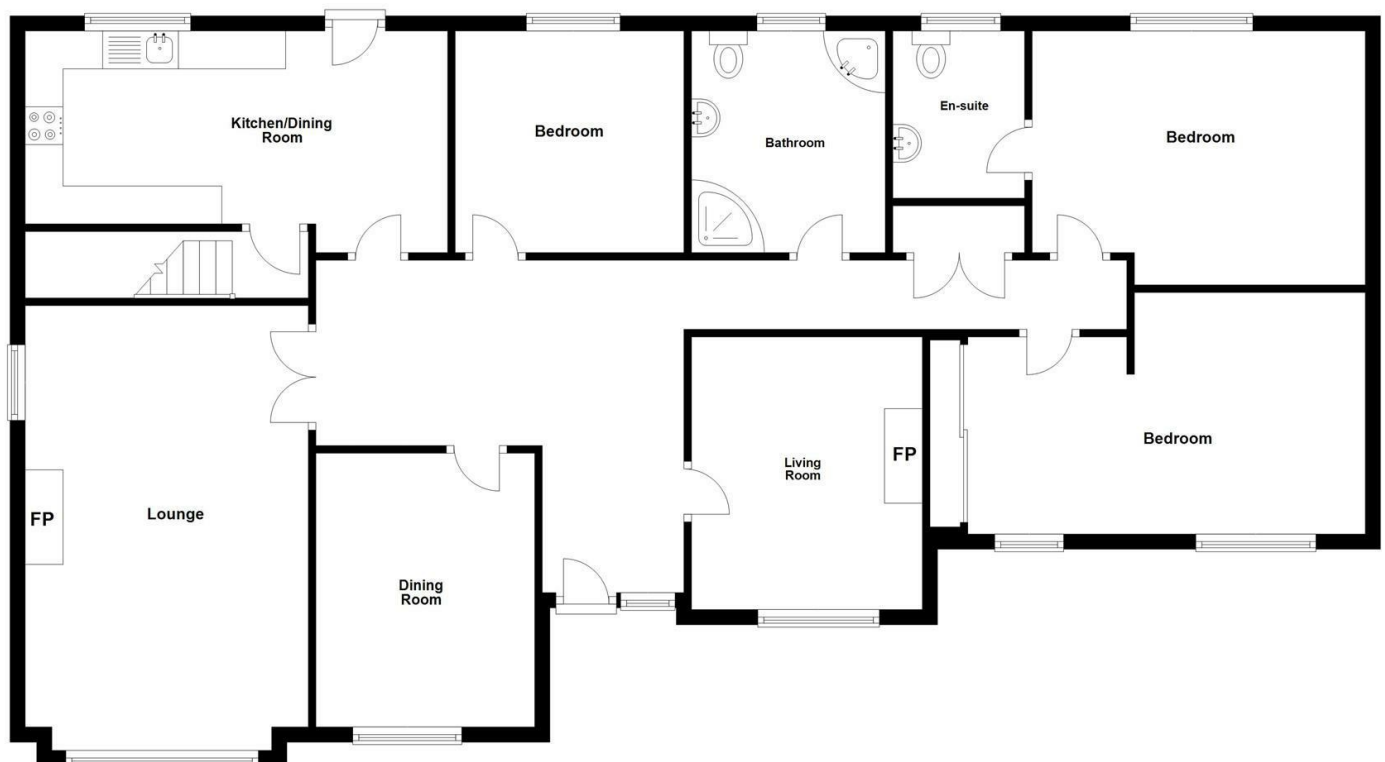
Freehold

### Capital / Rateable Value

£220,000. Rates Payable = £2,098.36 Per Annum (approx)

### Ground Floor

Approx. 131.5 sq. metres (1415.6 sq. feet)











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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