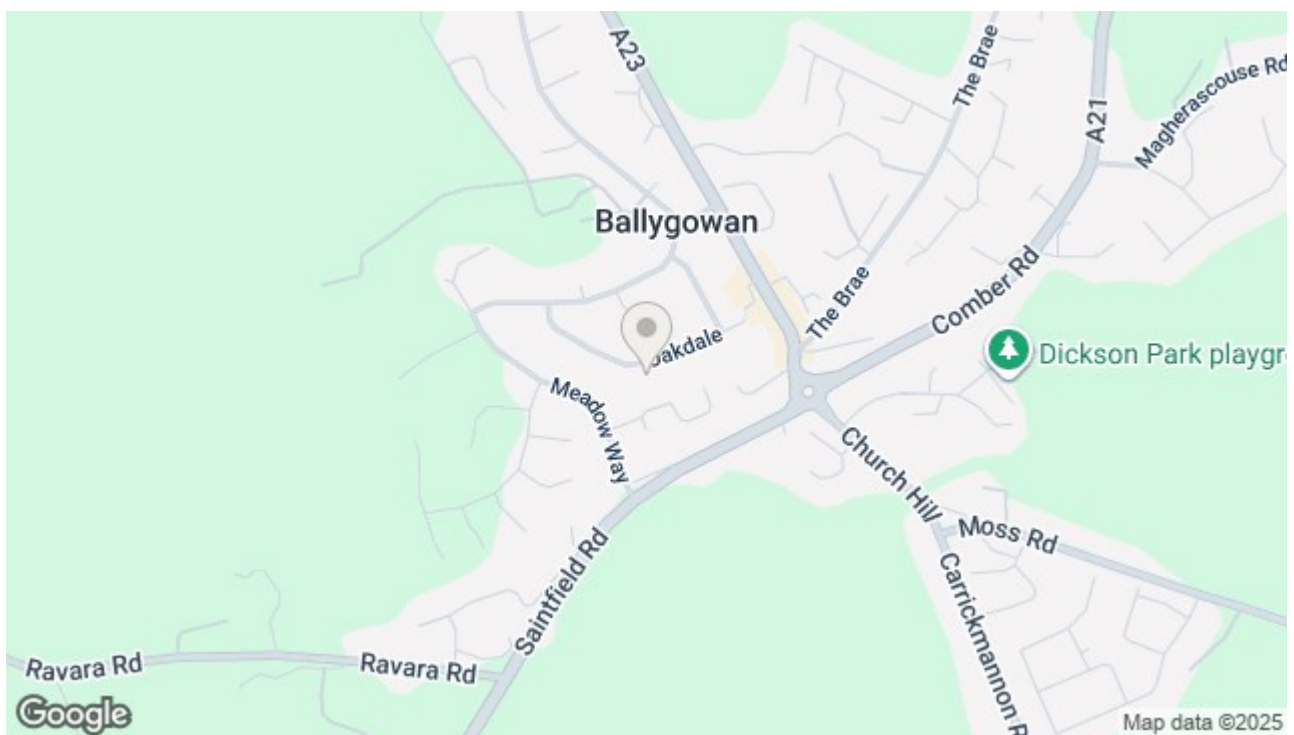




58 OAKDALE, BALLYGOWAN, BT23 5TT



OFFERS AROUND £199,950



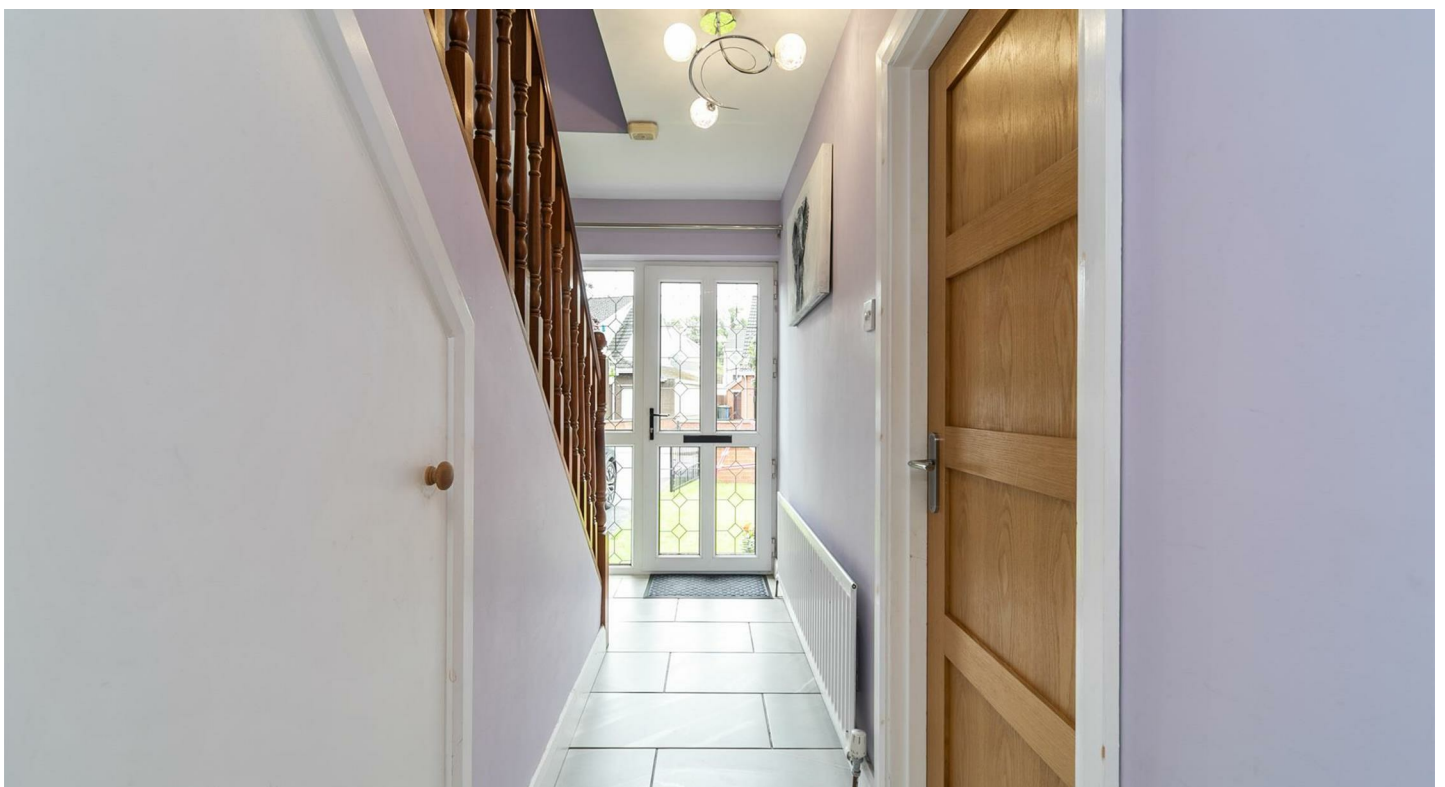
### Well-Presented 3-Bedroom Semi-Detached Home in Oakdale, Ballygowan

Welcome to this beautifully maintained three-bedroom semi-detached home located in the sought-after Oakdale development in Ballygowan. Perfectly positioned for families and commuters alike, this charming property offers a blend of modern living and everyday convenience.

Inside, the home is well presented throughout, featuring a spacious living room ideal for relaxing or entertaining. The heart of the home is the modern kitchen/dining area, finished to a high standard and designed with both style and practicality in mind. A bright and airy sunroom extends the living space further, creating the perfect spot to unwind or enjoy views of the garden all year round.

Upstairs, there are three generous bedrooms, offering ample space for families or those needing a home office. The family bathroom is well-appointed, continuing the modern feel of the property. Additional features include a detached garage, off-street parking, and a private rear garden – ideal for outdoor living.

Situated close to local schools, shops, and amenities, and with excellent commuting links to Belfast and Lisburn, this property offers both comfort and convenience in a quiet, family-friendly location.



## At a glance:

- Semi detached home
- Living room
- Sunroom
- Garage
- Good garden
- Three bedrooms
- Kitchen/ Dining area
- Family bathroom
- Well presented
- Popular location

### Entrance Hall

Pvc glazed front door to entrance hall with tiled floor.

### Living Room

14'3" x 15'6"

Bright spacious living room with feature fireplace.

### Kitchen/Dining Room

6'7" x 21'10"

A range of high and low level units including quartz worktops, stainless steel sink unit, integrated oven, hob, dishwasher, and fridge freezer. Tiled floor and splash area. Open plan too:

### Sun Room

11'8" x 11'0"

Tiled floor and double doors to rear.

### Landing

13'2" x 3'0"

Window to side.

### Bedroom 1

12'1" x 12'9"

Rear facing bedroom with built in robes.

### Bedroom 2

11'0" x 9'1"

Front facing.

### Bathroom

9'11" x 8'8"

White suite comprising low flush w.c, wash hand basin, shower cubicle and stand alone bath. Hotpress. Tiled floor and walls.

### Bedroom 3

9'0" x 9'0"

Front facing room.

### Garage

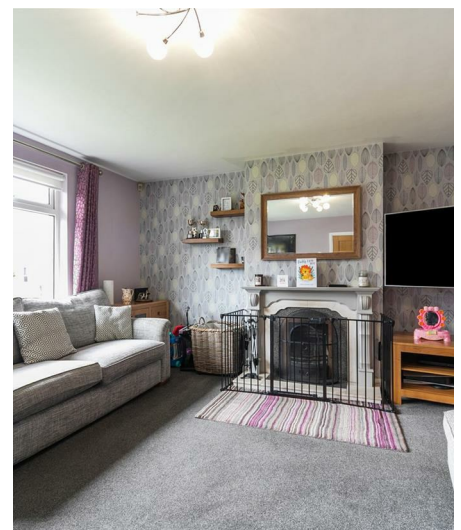
22'9 x 11'9

Roller door. Power and light.

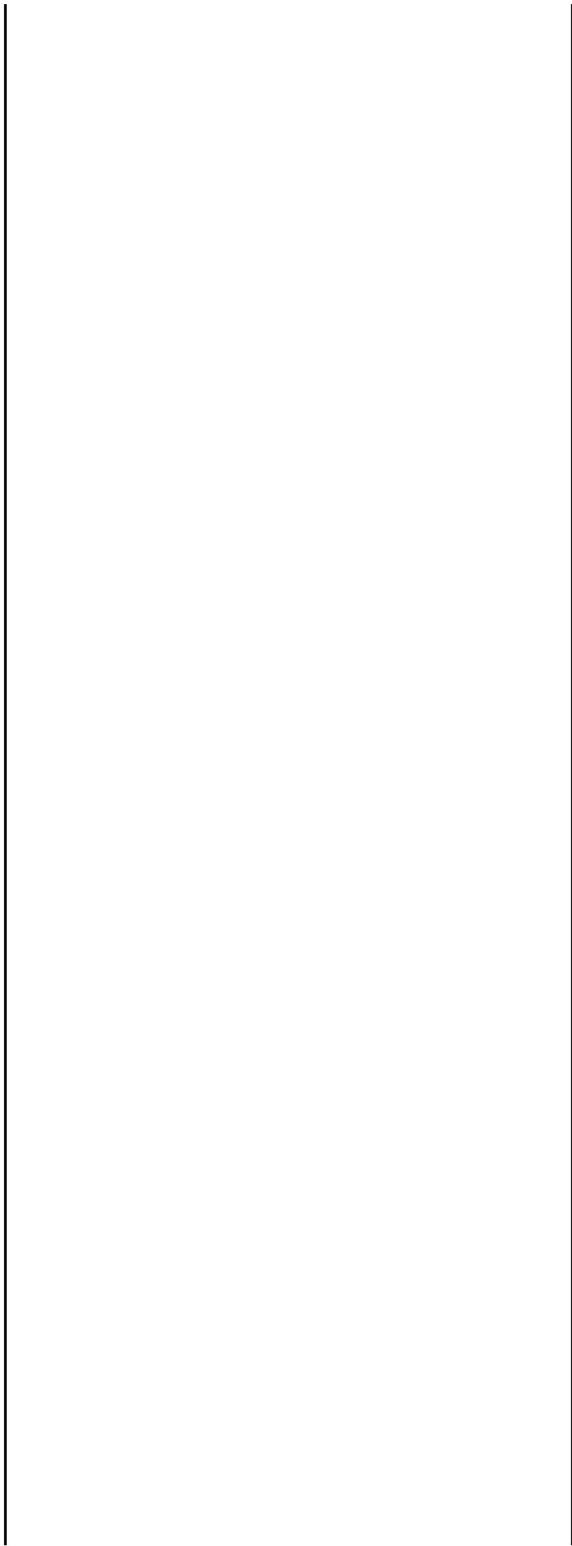
### Outside

To the front is a small garden laid out in lawns with gates and a tarmac driveway.

To the rear is a garden laid out in lawns and a paved patio area.















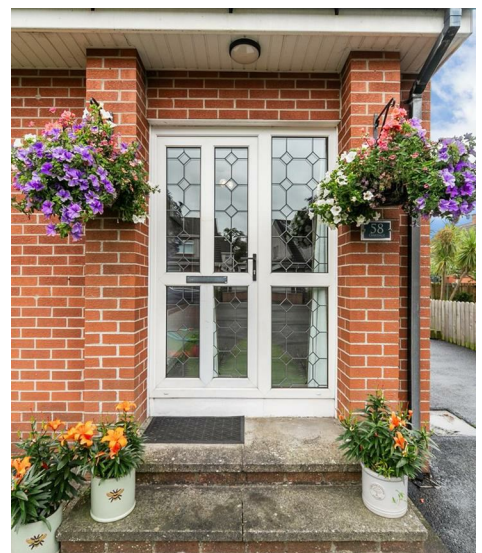













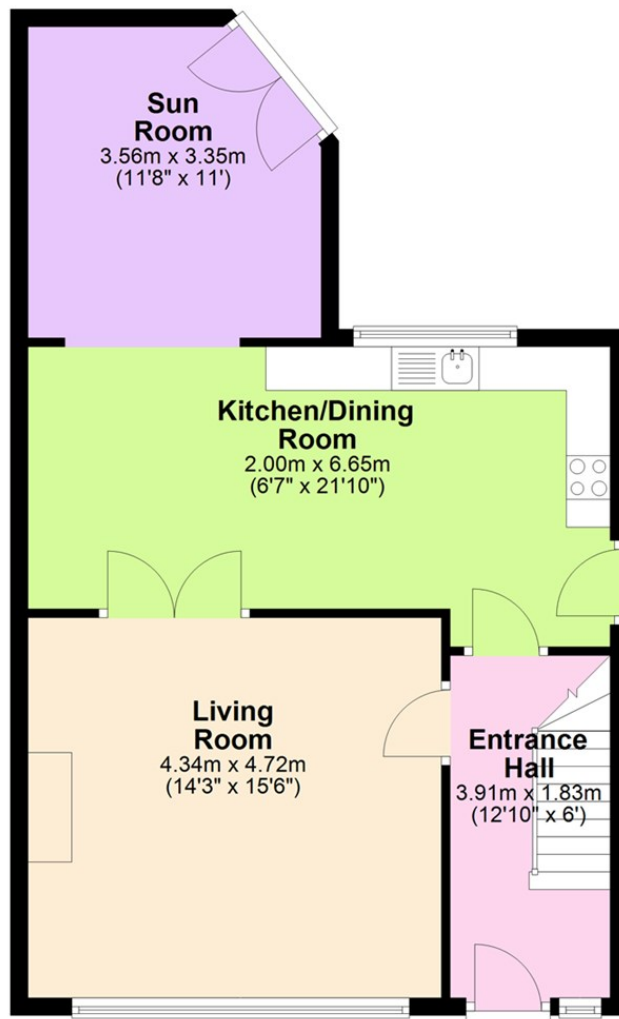






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

## Ground Floor





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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