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23 Comber Road
Ballygowan
BT23 5TN

Offers Around
£215,000

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SUMMARY

A beautifully presented and modern detached property, set on the edge of Ballygowan village, yet within walking distance of the local primary school and public transport.

Once a quaint detached cottage, the property has now been extended and modernised to create a stunning home for a growing family or even those wishing to downsize. Deceptively spacious throughout, the property comprises of a spacious lounge with wood burning stove, which is open plan to the modern fitted kitchen with island unit, making this the perfect space to live in and entertain. Three bedrooms, including the principal bedroom with an ensuite shower room and a family bathroom, fitted with a stunning white suite completes this beautiful home.

Outside, a spacious driveway to the side and rear provides excellent parking and leads to the integral garage. Easily maintained gardens are located to the front and rear, which are laid out in lawn with a paved patio area. The property is further enhanced by oil fired central heating and uPVC double glazing.

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

- Beautifully Presented Detached Home Situated on the Edge of Ballygowan Village
- Extended and Modernised to Create a Superb Home for the Growing and Established Family or Those Wishing to Downsize
- Spacious Lounge with Wood Burning Stove
- Modern Fitted Kitchen with Matching Island Unit
- Three Excellent Sized Bedrooms Including the Principal Bedroom with Ensuite Shower Room
- Family Bathroom Fitted with a Stunning White Suite
- Oil Fired Central Heating and uPVC Double Glazing
- Driveway to the Side and Rear Leading to the Integral Garage
- Within Walking Distance to Shops, Public Transport and Alexander Dickson Primary School
- Convenient Commute to Newtownards, Dundonald, Belfast City Centre and Airport

Entrance Hall

Glazed PVC entrance door; tiled floor.

Lounge

14'2" x 13'3" (4.34m x 4.06m)

(maximum measurements)

Inglenook style fireplace with multi fuel stove (with back boiler); tiled hearth; wood laminate floor; wiring for wall lights; open through to:-

Kitchen

8'11 x 8'2 (2.72m x 2.49m)

Excellent range of modern wood laminate high and low level cupboards and drawers with matching island unit incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Beko electric under oven with Beko 4 ring ceramic hob; stainless steel splashback; extractor hood over; integrated Candy microwave and fridge / freezer; Beko dishwasher; wood laminate worktops with matching upstands; under cupboard lighting; recessed spotlights; wood laminate floor.

Utility Room

5'10 x 4'10 (1.78m x 1.47m)

Good range of modern wood laminate high and low level cupboards; wine rack; space and plumbing for washing machine and tumble dryer; wood laminate worktops with matching upstands; wood laminate floor; recessed spotlights; access to roofspace (floored).

Bedroom 1

10'3 x 9'6 (3.12m x 2.90m)

Bathroom

9'7 x 6'1 (2.92m x 1.85m)

(maximum measurements)

Modern white suite comprising panelled bath with raised pillar mixer tap and wall mounted telephone shower attachment; fitted glass curved shower screen; low flush wc; wall mounted wash hand basin with chrome taps; tiled splash back; tiled fireplace with matching hearth; part tiled walls; tiled floor; recessed spotlights; towel radiator; extractor fan.

Bedroom 2

18'10 x 8'10 (5.74m x 2.69m)

(maximum measurements)

Recessed spotlights; built-in shelving and hanging space.

En-Suite Shower room

9'7 x 2'6 (2.92m x 0.76m)

Modern white suite comprising tiled shower cubicle with Mira Jump electric shower unit and wall mounted telephone shower attachment; fitted shower door; wall mounted wash hand basin with corner mixer tap; close coupled wc; part tiled walls; tiled floor; recessed spotlights; extractor fan; towel radiator.

Rear Hall

Pvc door to rear; access to integral garage.

First Floor

Bedroom 3

16'4 x 10'2 (4.98m x 3.10m)

(maximum measurements)

Recessed spotlights.

Outside

Gravelled and paved driveway leading to; -

Integral Garage

16'2 x 10'1 (4.93m x 3.07m)

Electric roller shutter door; light and power points.

Gardens

Front gardens laid out in lawn and enclosed with mature hedging; Pvc oil storage tank; concrete area to the side providing additional off street parking.

Enclosed rear gardens laid out in lawn; paved patio area; garden shed; outside lights and water tap; store with oil fired boiler.

Capital Rateable Value

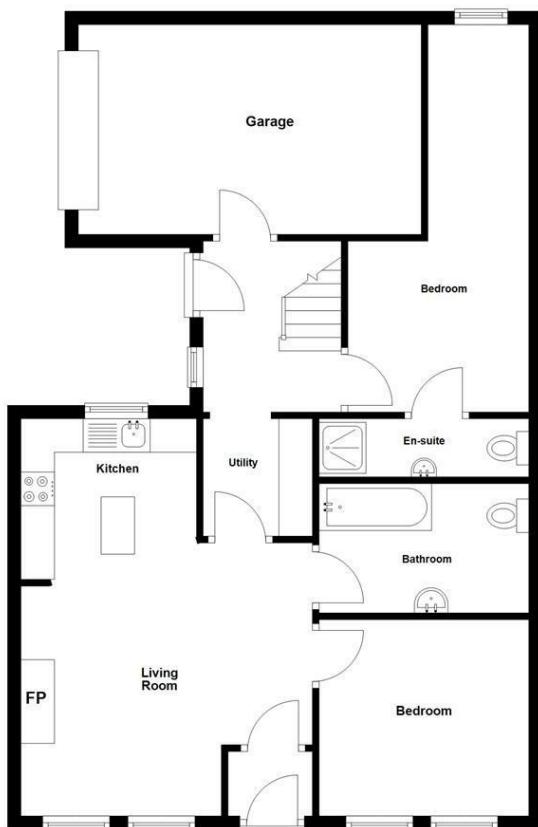
TBC

Tenure

Freehold

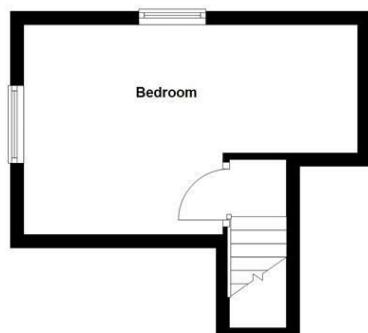
Ground Floor

Approx. 74.6 sq. metres (803.2 sq. feet)



First Floor

Approx. 15.5 sq. metres (166.7 sq. feet)

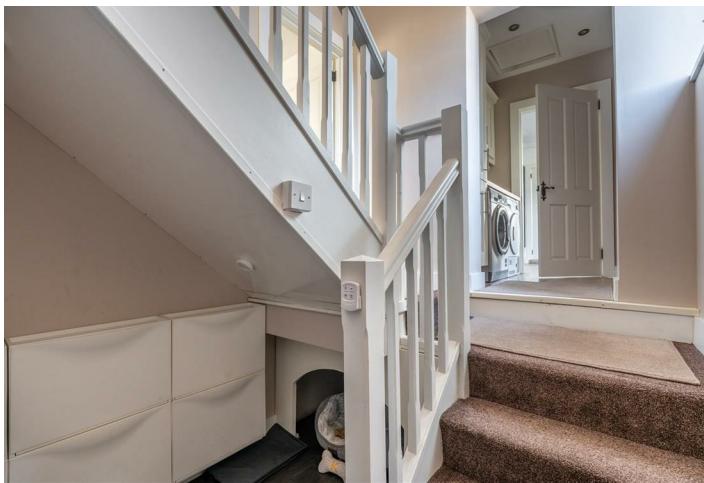


Total area: approx. 90.1 sq. metres (969.9 sq. feet)

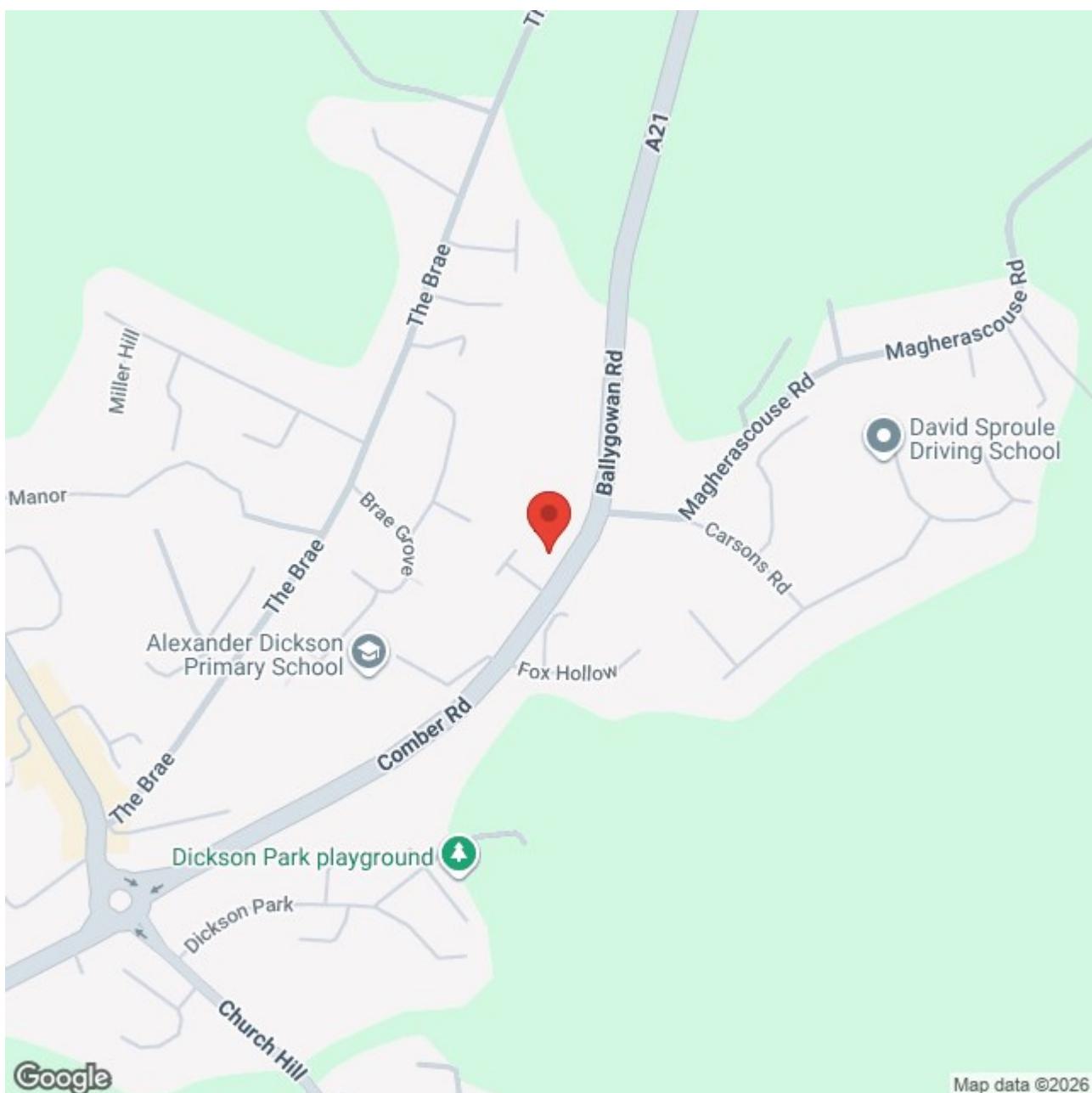
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23 Comber Road, Ballygowan










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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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