

Tim Martin
— .co.uk



**7 Brae Park
Ballygowan
BT23 5TR**

**Rent
£900 Per Month**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

This recently modernised mid terrace home is ideally located in a quiet cul de sac, yet within walking distance of Ballygowan Village centre.

The ground floor hosts a lounge with an open fire, a spacious kitchen / dining area and downstairs wc. The first floor enjoys a spacious landing with lots of built in storage, three bright, well-proportioned bedrooms and bathroom.

Outside, the enclosed, low maintenance flagged rear garden lead from the kitchen and is complimented with a garden shed. The front garden is laid out in lawn.

This home is within walking distance of Ballygowan Village, hosting a pharmacy, butcher and convenience stores. Alexander Dickson Primary School is a short walk away. An excellent public transport service and road network allows for a convenient commute to Newtownards, Dundonald, and Belfast City Centre; as well as schools in the surrounding towns and Belfast.

RENT: £900.00 per month

RATES: Landlord Pays Rates

DEPOSIT: £900.00

NB: This property is let unfurnished.

- OPEN VIEWING - FRIDAY, 08 AUGUST 2025 4PM-5PM (no booking required)
- Recently Modernised Mid Terrace Home
- Lounge with Open Fire
- Spacious Kitchen and Dining Area
- Generous Storage Throughout the Property
- Three Well Proportioned Bedrooms
- Family Bathroom with White Suite
- Oil Fired Central Heating and Double Glazing
- Enclosed, Easily Maintained Flagged Rear Garden
- Ideally Located Within Walking Distance of Ballygowan Village and Public Transport

Entrance Porch:

Approached via glazed upvc door; wood laminate flooring;

Entrance Hall:

Wood laminate flooring; LED spotlights; corniced ceiling;

Lounge:

13'6 x 11'5 (max meas) (4.11m x 3.48m (max meas))

Fire with granite insert and matching hearth; painted hardwood mantel; built-in cupboards with shelving over; wood laminate floor; LED spotlights;

Kitchen / Dining:

17'8 x 11'4 (5.38m x 3.45m)

Excellent range of painted effect high and low level cupboards and drawers; formica worktop and matching upstands; single drainer stainless steel sink unit with swan neck mixer tap' electric under over and four ring ceramic hob with stainless steel extractor unit and light over; integrated fridge / freezer and dishwasher; space and plumbing for washing machine; walk in larder with shelving; wood laminate floor; LED spotlights;

Rear Hall:

Wood laminate flooring; glazed upvc door to rear garden;

WC:

5'7 x 2'6 (1.70m x 0.76m)

Semi pedestal wash hand basin; low flush wc with concealed cistern; wainscot wood panelling;

Stairs to 1st Floor Landing:

Storage cupboard with access to roofspace; hotpress with lagged copper cylinder and shelving;

Bedroom 1:

14'8 x 10'4 (max meas l-shaped) (4.47m x 3.15m (max meas l-shaped))

Bedroom 2:

8'8 x 7'2 (2.64m x 2.18m)

Bathroom:

7'7 x 6'5 (2.31m x 1.96m)

White suite comprising panelled bath with thermostatically controlled shower with adjustable and rain shower heads; glass shower screen; vanity unit with wash hand basin and drawers under; close coupled wc; chrome wall mounted heated towel radiator; wood laminate floor; part tiled walls;

Bedroom 3:

11'5 x 9'9 (3.48m x 2.97m)

Gardens:





Enclosed front garden laid out in lawns with fagged path leading to the front door; enclosed flagged rear garden; outside lights and water tap; Warmflow oil boiler; oil storage tank;

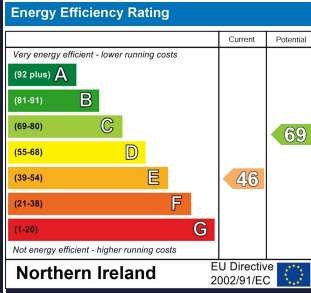
Store:

8'4 x 7'2 (2.54m x 2.18m)







Comber ■

27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield

1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.