

**Tim Martin**  
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45 Meadow Way  
Ballygowan  
BT23 5TQ

Offers Around  
£195,000

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## SUMMARY

This well presented semi detached home is situated in the ever popular Meadow Farm development, set within walking distance of Ballygowan village and many local amenities.

The accommodation comprises of a bright entrance hall which leads to the spacious lounge with open fire which opens through to the dining room and modern fitted kitchen. Three well proportioned bedrooms and bathroom are located on the first floor. The property is fitted with oil fired central heating and double glazing.

Outside, a spacious driveway, providing ample parking leads to the detached garage. The enclosed rear gardens are laid out in lawns with a spacious patio area, perfect for those summer BBQ's.

A short walk will bring you into the village of Ballygowan where many local amenities can be found. Alexander Dickson and Carrickmannon primary schools are only a short distance away, whilst a regular bus service, provides ease of access to many of the top grammar schools in the surrounding and Greater Belfast area. The surrounding towns of Saintfield, Comber and Newtownards are all within close proximity, whilst the edge of Belfast is approximately 15 minutes' drive away.

## FEATURES

- Well Presented Semi Detached Home
- Lounge with Open Fire Opening Through to Dining Room
- Modern Fitted Kitchen
- Three Well Proportioned Bedrooms
- Bathroom with Modern White Suite
- Generous Gardens Laid out in Lawns with Patio Area
- Detached Garage
- Within Walking Distance of Ballygowan Village, Local Primary Schools, and Public Transport and Within a Convenient Commute of Belfast
- Perfect For the First Time Buyer, Couple or Family

## **Entrance Hall**

Approached via uPVC glazed door with matching side light; under stairs storage cupboards; ceramic tiled floor.

## **Lounge**

**14'4 x 12'6 (4.37m x 3.81m)**

Red brick fireplace with slate hearth; wood laminate flooring; picture rail; tv aerial connection point; bay window; open through to:-

## **Dining Room**

**10'9 x 9'5 (3.28m x 2.87m)**

Wood laminate flooring; picture rail.

## **Kitchen**

**11'2 x 9' (3.40m x 2.74m)**

Good range of high and low level cupboards and drawers; formica worktop incorporating 1½ tub single drainer stainless steel sink unit with swan neck mixer tap; Zanussi electric oven and grill; Zanussi 4 ring ceramic hob with Lux Air stainless steel extractor unit with light over; integrated fridge / freezer; space and plumbing for washing machine; part tiled walls; ceramic tiled floor; glazed door to rear garden.

## **Stairs to First Floor / Landing**

Hotpress with insulated copper cylinder and shelving over; access to roofspace via Slingsby type ladder.

## **Bedroom 1**

**10'1 x 9'11 (3.07m x 3.02m)**

Ceiling window.

## **Bedroom 2**

**14'5 x 8'5 (4.39m x 2.57m )**

Maximum Measurement

## **Bedroom 3**

**11'8 x 10'9 (3.56m x 3.28m)**

Maximum Measurement

Triple built in wardrobes with mirror fronted sliding doors concealing shelving, drawers and clothes rails.

## **Bathroom**

**6'9 x 5'5 (2.06m x 1.65m)**

White suite comprising panelled bath with centrally located mixer tap; Mira Vie electric shower and telephone shower attachment over; glass folding shower screen; pedestal wash hand basin; close coupled wc; chrome heated towel radiator; tiled walls and floor; 12v spotlights; extractor fan.

## **Outside**

Bitmac drive providing ample parking and leading to:-

## **Detached Garage**

**16'6 x 11'2 (5.03m x 3.40m)**

Up and over door.

## Gardens

Front garden laid out in lawn and planted with a selection of trees and ornamental shrubs.

Enclosed rear gardens laid out in lawns with generous flagged patio area; oil storage tank; boiler house with oil fired boiler; outside light and water tap.

## Tenure

Leasehold.

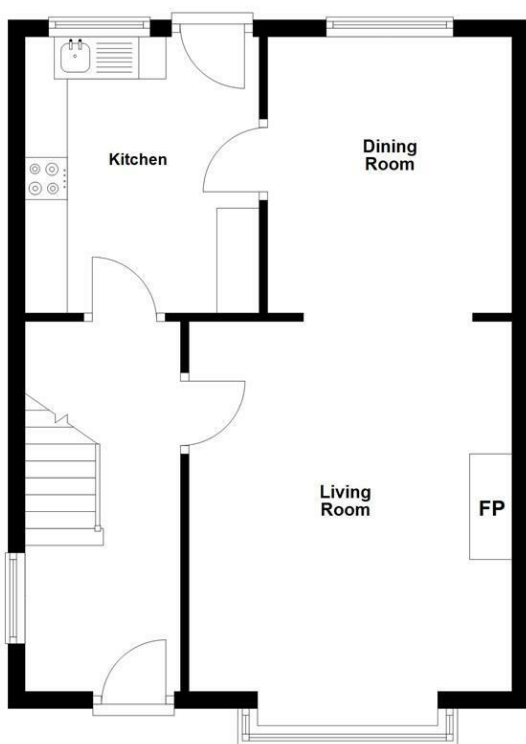
## Ground Rent

## Capital / Rateable Value

£115,000. Rates Payable = £1096.87 per annum (approx)

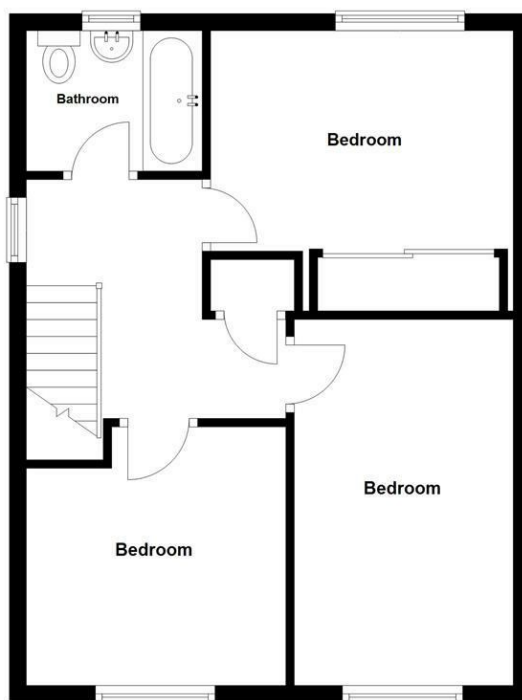
### Ground Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



### First Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 90.0 sq. metres (968.3 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**45 Meadow Way, Ballygowan**





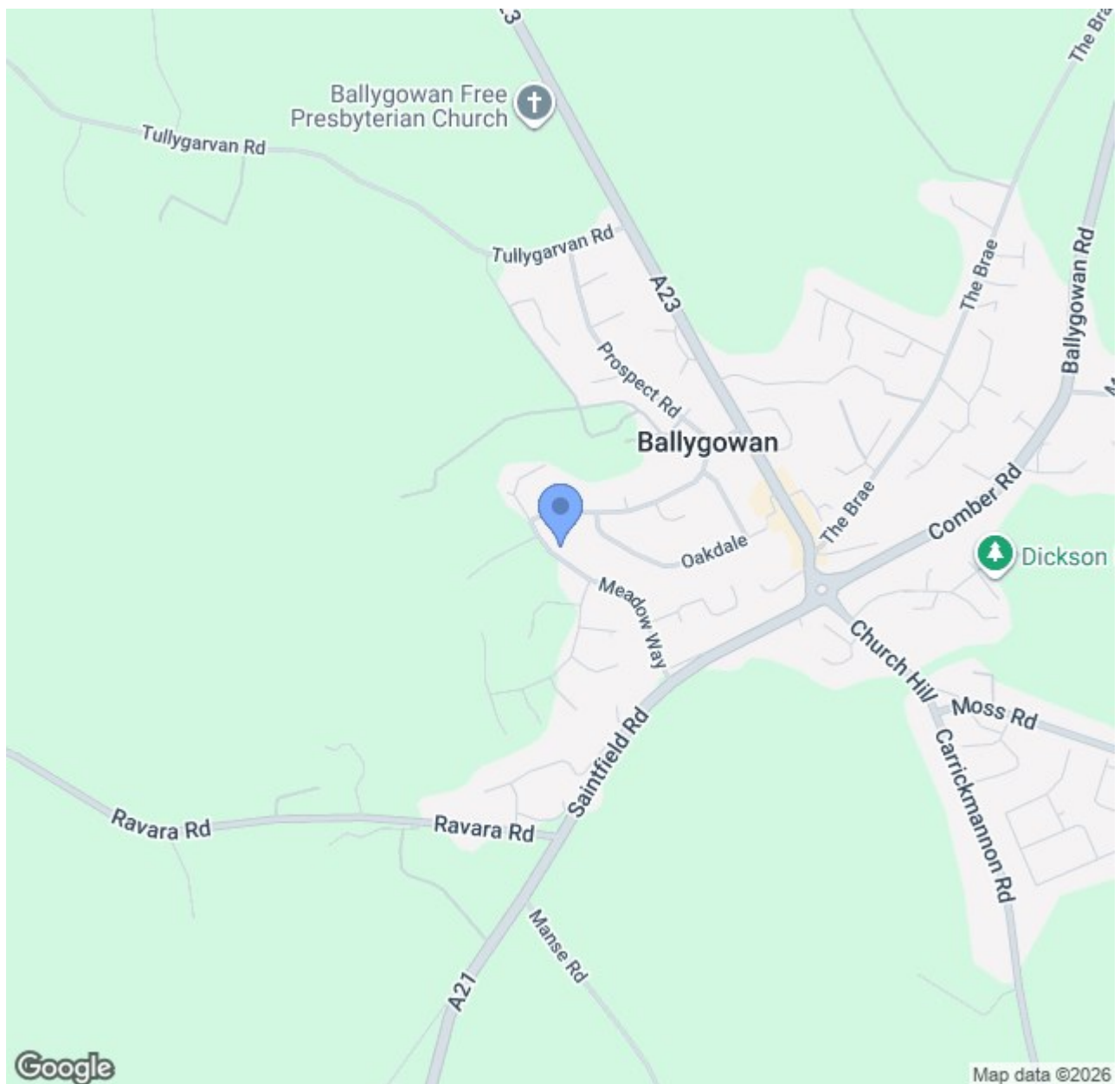












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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