

**Tim Martin**  
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9 Mossvale Avenue  
Ballygowan  
BT23 6LG

Offers Around  
£190,000

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## SUMMARY

Set in a cul-de-sac within this popular development, this semi detached property is well presented and ideal for a first time buyer, young couple or family.

The accommodation is bright and spacious throughout and comprises of a lounge with open fire and bay window opening through to the dining area, contemporary fitted kitchen, three excellent sized bedrooms and a bathroom, fitted with a modern white suite.

Outside is just as impressive, the driveway provides ample parking for two cars, whilst fully enclosed and private rear gardens feature a spacious paved patio, easily maintained bar-be-que area and spacious summer house with light and power - making this an ideal entertaining space

Ballygowan village is within walking distance which offers a range of local amenities including Alexander Dickson primary school, with Carrickmannon primary school only a short distance away. For those wishing to commute, Ballygowan offers excellent public transport links and road networks to Saintfield, Carryduff, Newtownards and Belfast city centre.

## FEATURES

- Well Presented Semi Detached Home
- Lounge Opening Through to Dining Area
- Modern Fitted Kitchen Opening Out to the Rear Garden
- Three Well Proportioned Bedrooms
- Bathroom with White Suite
- Oil Fired Central Heating and Double Glazing
- Enclosed, Easily Maintained Generous Rear Gardens with Summer House
- Off Street Parking for Two Cars
- Within Walking Distance to Ballygowan Village Centre

## Entrance Hall

Approached via Upvc entrance door and matching side light; under stairs storage cupboard.

## Lounge

**18'7 x 12'1 (5.66m x 3.68m)**

Feature bay window; fireplace with painted wooden surround concealing open fire; tv aerial and connection point; corniced ceiling; open to:-

## Dining Room

**10'8 x 9'9 (3.25m x 2.97m)**

Feature panelled wall; corniced ceiling.

## Kitchen

**11'2 x 8'5 (3.40m x 2.57m)**

Good range of high and low level cupboards and drawers; formica worktops incorporating single drainer circular stainless steel sink unit with chrome mixer tap with flexible hose; Hotpoint double oven with 4 ring ceramic hob over; stainless steel extractor unit with light over; space and plumbing for washing machine and dishwasher; space for fridge and freezer; part tiled walls; Pvc tongue and groove ceiling with spotlights; glazed door to rear garden.

## Stairs To First Floor / Landing

Access to roofspace (floored); hotpress with lagged copper cylinder and shelving.

## Bedroom 1

**9'8 x 8'11 (2.95m x 2.72m )**

Built-in wardrobe with clothes rail; ceiling window; wood laminate flooring.

## Bedroom 2

**14'2 x 8'9 (4.32m x 2.67m)**

Wood laminate flooring; Wainscot panelling.

## Bedroom 3

**11'9 x 11'5 (3.58m x 3.48m)**

Wood laminate floor; Velux type window.

## Bathroom

**6'4 x 6'2 (1.93m x 1.88m)**

White suite comprising panelled bath with Mira Sport electric shower unit and telephone shower attachment over; glass shower screen; pedestal wash hand basin; close coupled wc; heated towel radiator; tiled walls; painted tongue and groove ceiling; 12v spotlights.

## Outside

Font garden laid out in lawns with brick pavia path; bitmac parking to side for 2 cars.

## Rear Garden

Enclosed rear garden with flagged patio area; steps to stoned garden with BBQ area; raised wooden flowerbeds; oil storage tank; garden shed; boiler house with Riello oil fired boiler.

## Wooden Cabin

**15'6 x 9'7 (4.72m x 2.92m )**

Pvc glazed double doors; wood laminate flooring; light and power.

## Capital / Rateable Value

£105,000. Rates Payable = £1001.49 per annum (approx)

## Tenure

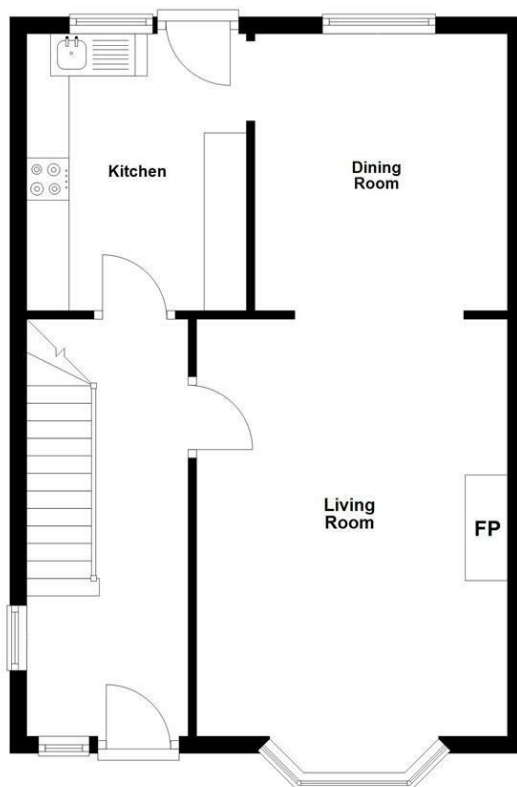
Leasehold

## Ground Rent

5p if demanded.

## Ground Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



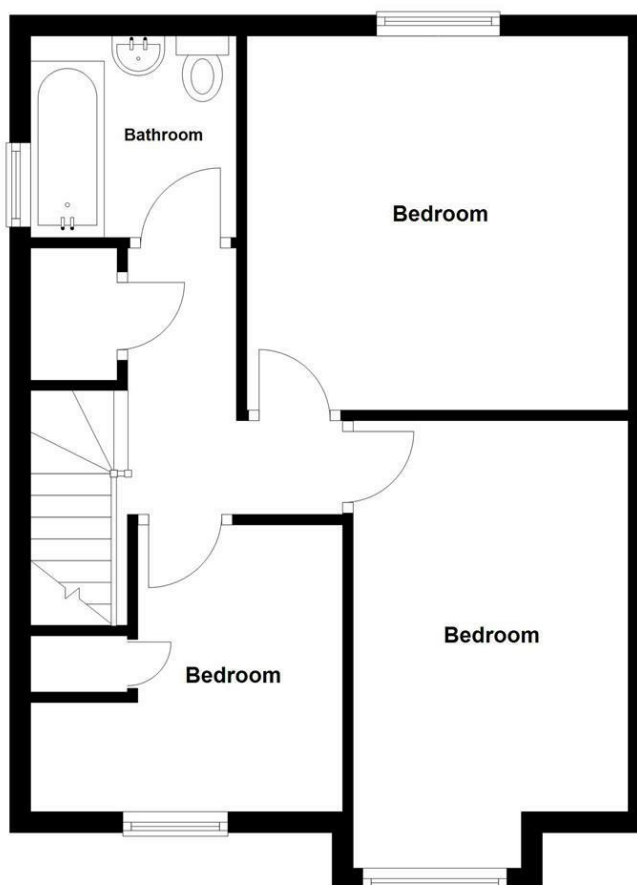
Total area: approx. 90.2 sq. metres (970.5 sq. feet)

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

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## First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)







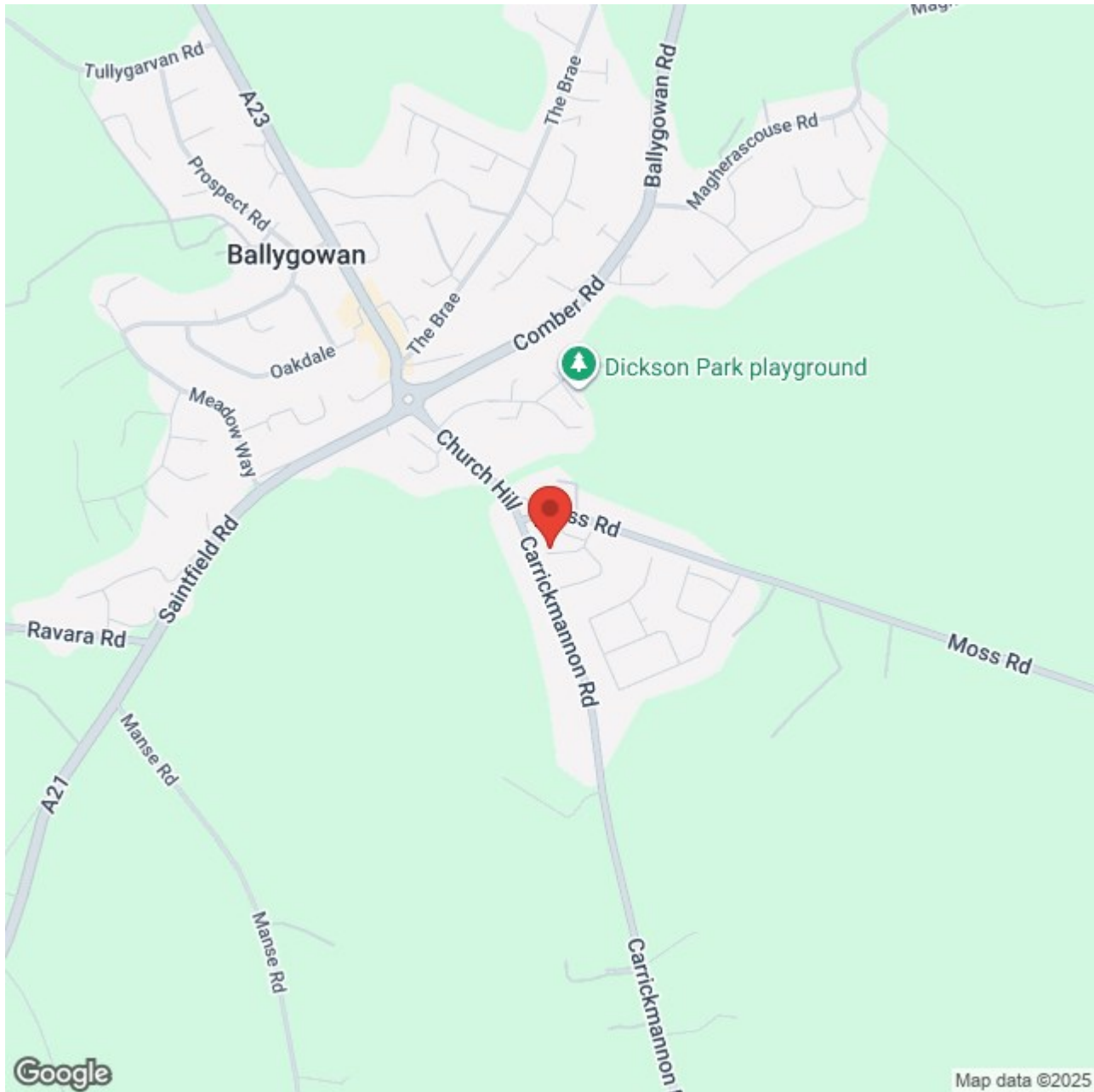












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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