

**Tim Martin**  
.co.uk



**5 Church Hill Park  
Ballygowan  
BT23 6JF**

**Offers Around  
£165,000**

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## SUMMARY

This well proportioned townhouse offers an excellent opportunity for first-time buyers, young couples, or investors alike, and is located just a short walk from Ballygowan village.

Internally, the accommodation is over two floors and features a bright lounge, a contemporary fitted kitchen with space for dining, three generously sized bedrooms, and a modern shower room. The property boasts oil-fired central heating and uPVC double-glazed windows throughout.

Externally, there is a large brick driveway to the front with parking for 2 cars, while the rear offers low maintenance garden areas making it ideal for easy upkeep.

Ballygowan village provides a range of local amenities, including Alexander Dickson Primary School, all within close proximity. Comber and Saintfield are also easily accessible, offering a wide selection of schools, restaurants, and eateries. For commuters, good transport links and an excellent road network ensure access to Downpatrick, Newtownards, Dundonald, and Belfast.

## FEATURES

- Spacious Townhouse Situated within this Popular Development
- Perfect for First Time Buyer, Young Couple or Investor
- Spacious Lounge
- Fitted Kitchen with Casual Dining Area
- Three Excellent Sized Bedrooms
- Modern Shower Room
- Oil Fired Central Heating and uPVC Double Glazing
- Brick Pavia Driveway to the Front and Easily Maintained Rear Gardens
- Within Walking Distance of Local Shops, Transport and Primary School
- Convenient Commute to Newtownards, Dundonald and Belfast

## **Entrance Hall**

Glazed upvc entrance door; tiled floor; telephone connection point.

## **Kitchen**

**12'8 x 11'4 (3.86m x 3.45m )**

Excellent range of wood laminate high and low level cupboards incorporating 1½ twin stainless steel sink unit with mixer tap; integrated Creda electric double oven and grill; Creda 4 ring ceramic hob; concealed extractor with under pull out canopy over; Hotpoint dishwasher; space and plumbed for washing machine and tumble dryer; formica worktops; tiled splashback; tiled floor; glazed double doors to:-

## **Lounge**

**17'10 x 11'4 (5.44m x 3.45m )**

Embossed cast iron fireplace; tiled hearth; modern fire surround; wood laminate floor; tv aerial connection point; glazed upvc double door to rear.

## **First Floor / Landing**

Access to roofspace; hotpress with insulated copper cylinder.

## **Bedroom 1**

**12'10 x 8'9 (3.91m x 2.67m )**

## **Shower Room**

**8'9 x 5'7 (2.67m x 1.70m )**

Walk in shower with thermostatic controlled shower unit with adjustable and rain shower heads; glass shower screen; pedestal wash hand basin and mono mixer tap; dual flush wc; tiled walls and floor; chrome heated towel radiator; extractor fan; wall mounted LED mirror.

## **Bedroom 2**

**13'0 x 11'4 (3.96m x 3.45m )**

## **Bedroom 3**

**8'10 x 7'10 (2.69m x 2.39m )**

## **Outside**

Spacious brick pavia driveway to the front providing parking for 2 cars.

Fully enclosed rear gardens with paved patio and decorative gravelled area; enclosed oil fired boiler; pvc oil storage tank; access to side for bins, oil etc

## **Capital / Rateable Value**

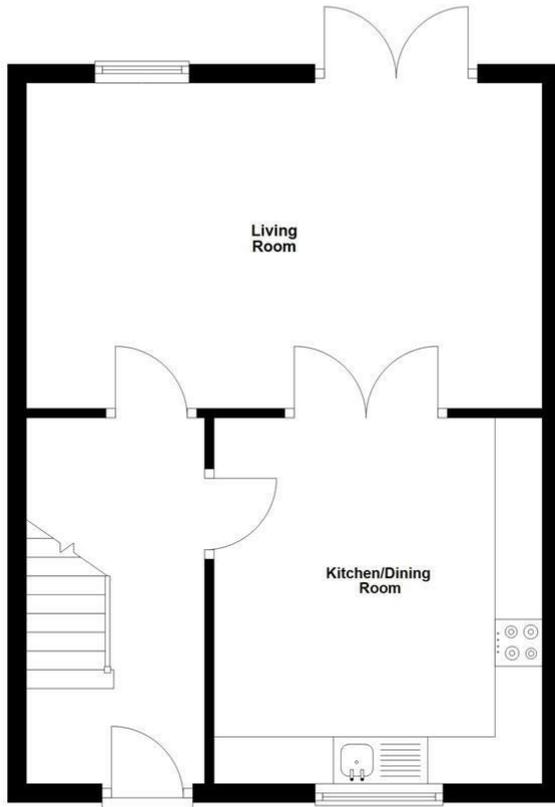
£100,000. Rates Payable = £953.80 per annum (approx)

## **Tenure**

Freehold

## Ground Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



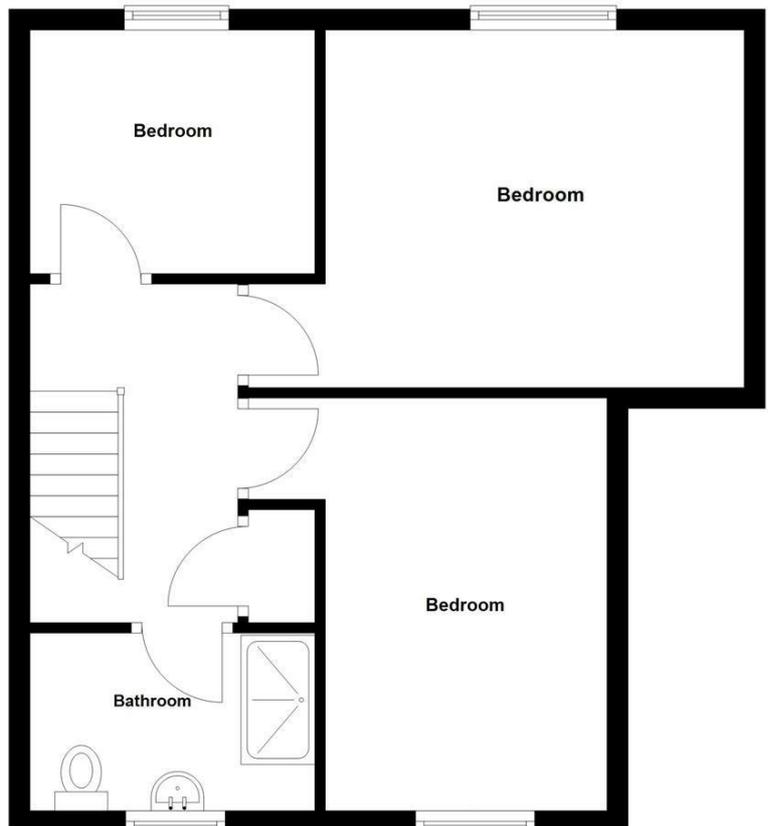
Total area: approx. 81.2 sq. metres (873.6 sq. feet)

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

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## First Floor

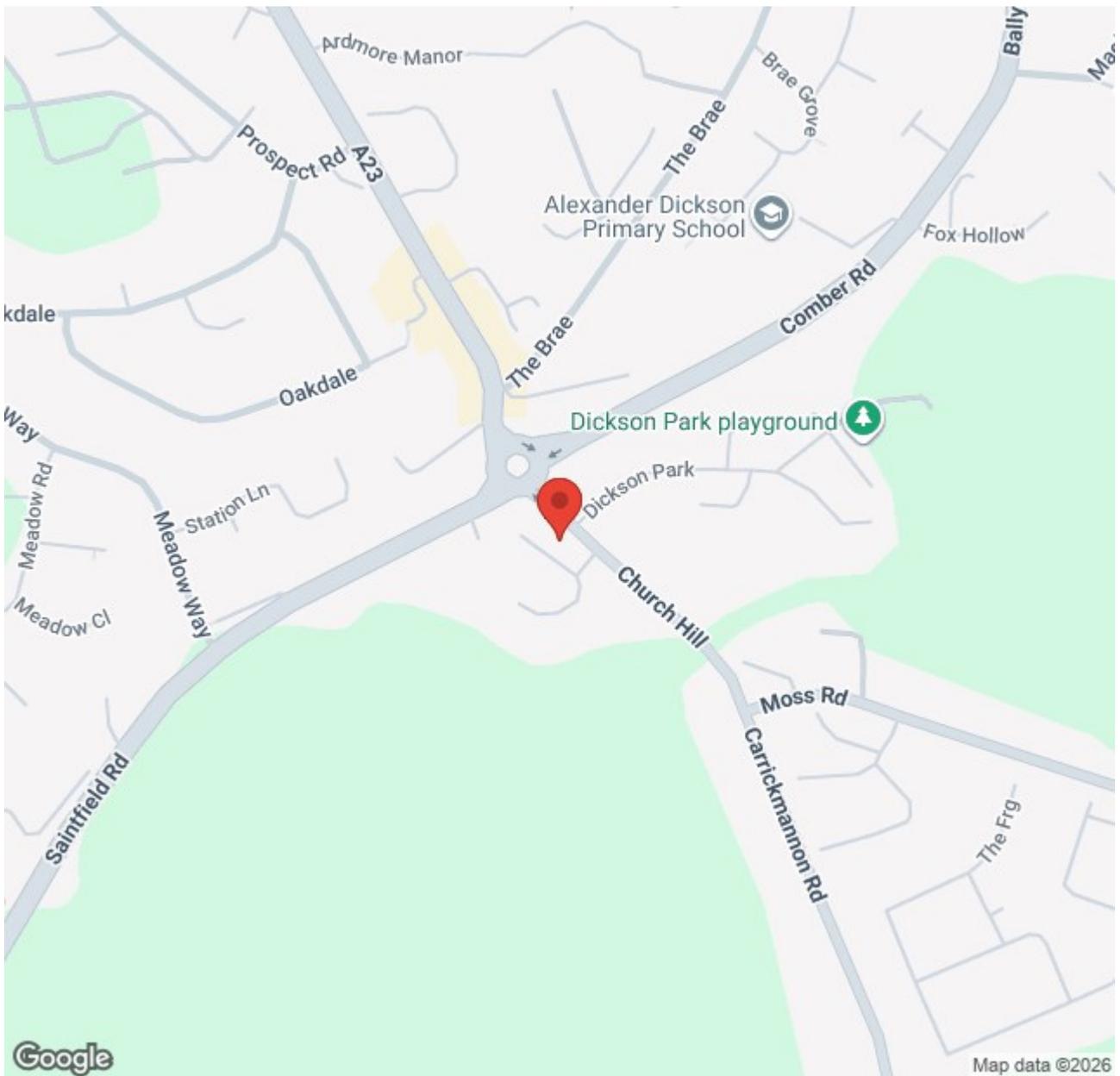
Approx. 40.3 sq. metres (433.7 sq. feet)











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>		63	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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

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

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