

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

Offers Around  
£195,000

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## SUMMARY

Set on a corner site within this popular development, this immaculate semi detached property is ideal for a first time buyer, couple or family.

The accommodation is bright and spacious throughout and leaves nothing for the buyer to do only unpack. The ground floor comprises a lounge with open fire and bay window opening through glazed double doors to the dining room, which in turn leads to the modern kitchen. The first floor provides three well proportioned bedrooms and a contemporary bathroom with a separate shower.

Outside is just as impressive! The south facing side and rear gardens are laid out in grass and provide an ideal space for summer bar-be-ques and children to play. The driveway, to the rear of the property, provides parking for up to three cars.

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

- Immaculate Semi Detached Home Set on a Corner Site
- Lounge with Open Fire and Bay Window
- Separate Dining Room Overlooking the Rear Garden
- Spacious Fitted Kitchen
- Three Well Proportioned Bedrooms
- Contemporary Bathroom with Separate Shower
- Recently Installed Luxury Wood Laminate Flooring Throughout Ground Floor with 20 year Guarantee
- South Facing, Generous Rear Gardens
- Driveway with Parking for up to Three Cars
- Within Walking Distance to Ballygowan Village

## **Entrance Hall**

Glazed Upvc entrance door and matching side light; wood laminate flooring; understairs storage cupboard with Ideal gas fired boiler.

## **Lounge**

**19'4 x 12'1 (including bay window) (5.89m x 3.68m (including bay window))**

Black marble fireplace and matching hearth with hardwood surround; wood laminate flooring; TV aerial and telephone connection point; glazed double doors through to:-

## **Dining Room**

**10'10 x 9'8 (3.30m x 2.95m )**

Wood laminate flooring; glazed door through to:-

## **Kitchen**

**11'1 x 8'7 (3.38m x 2.62m )**

Good range of wood laminate high and low level cupboard and drawers with feature glazed display cupboards; formica worktop with matching upstands incorporating Blanco 1½ tub single drainer stainless steel sink unit with swan neck mixer taps; integrated washing machine; Hotpoint electric oven; Hotpoint four ring ceramic hob with Hotpoint stainless steel extractor unit and light over; Hotpoint integrated dishwasher; Hotpoint fridge / freezer; ceramic tiled floor; LED spotlights; skirting blow heater.

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

Access to floored roofspace via ladder; light point.

## **Bedroom 1**

**9'10 x 7'6 (3.00m x 2.29m )**

Velux ceiling window with integrated black out blind.

## **Bedroom 2**

**14'0 x 8'6 maximum measurements (4.27m x 2.59m maximum measurements )**

Triple built in wardrobe with matching chest of drawers, dressing table and bedside cabinet; wood laminate floor.

## **Bedroom 3**

**11'8 x 9'11 (maximum measurements) (3.56m x 3.02m (maximum measurements) )**

Triple and double built in wardrobes; Velux ceiling window with integrated black out blind.

## **Bathroom**

**8'11 x 6'6 (2.72m x 1.98m )**

Modern white suite comprising freestanding panel bath with centrally located mixer taps and telephone shower attachment; close coupled WC; vanity unit with wash hand basin and mono mixer taps with cupboards under; tiled shower cubicle with folding glass shower door and side panel; thermostatically controlled shower; LED spotlights; tiled walls and floor; chrome heated towel radiator.

## **Gardens**

Front garden laid out in granite chips and planted with a selection of ornamental and flowering shrubs; recessed spotlights.

Side and rear gardens laid out in lawns with brick and bitmac paths; wooden summer house / shed with ample shelving and adjoining covered fuel / log store; parking for three cars; outside sensor light and water tap; bin and fuel storage.

**Capital / Rateable Value**

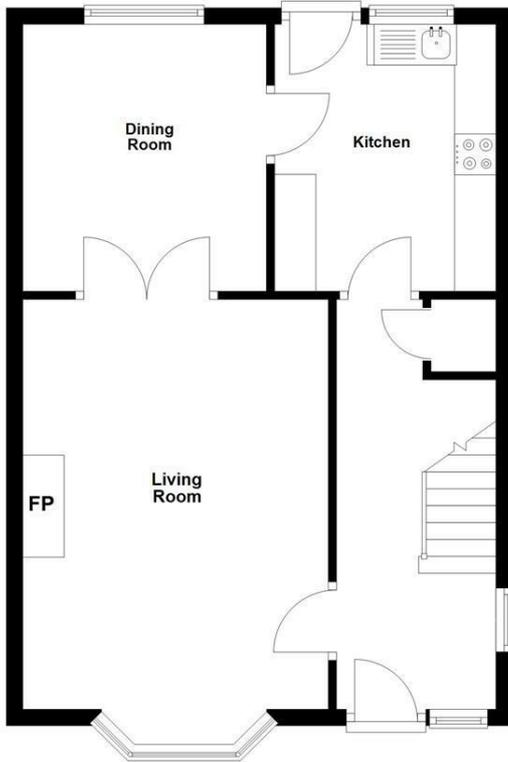
£105,000. Rates payable = £1001.00 (approx)

**Tenure**

Leasehold

**Ground Floor**

Approx. 48.2 sq. metres (519.2 sq. feet)



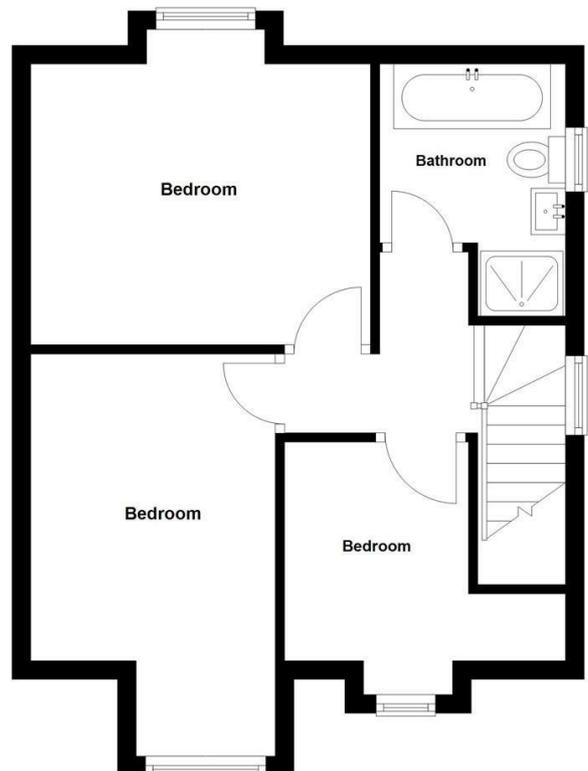
Total area: approx. 89.7 sq. metres (965.3 sq. feet)

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

**12 Mossvale Avenue, Ballygowan**

**First Floor**

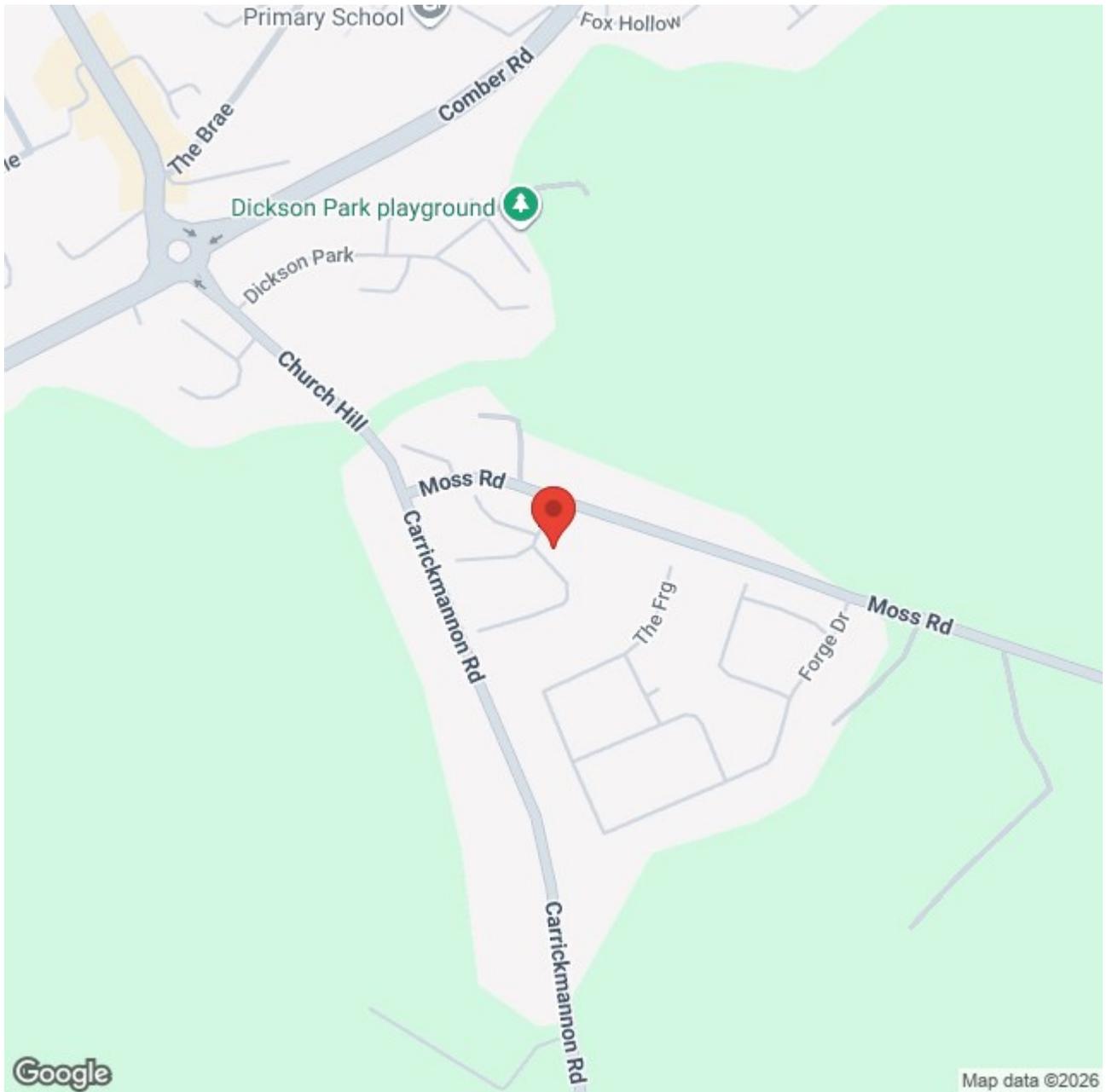
Approx. 41.4 sq. metres (446.2 sq. feet)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	76

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