

**Tim Martin**  
.co.uk



101 Carrickmannon Road  
Ballygowan  
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Asking Price  
£315,000

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## SUMMARY

Occupying a spacious corner site, this superbly renovated and extended family home, enjoys a beautiful semi rural setting, close to the villages of Saintfield and Ballygowan.

The property will be finished to an exceptionally high turnkey standard throughout, leaving the purchaser, nothing to do but move in and enjoy modern living at its best. The ground floor comprises of a spacious lounge, a beautifully appointed open plan kitchen, living and dining area, complete with a contemporary fitted kitchen, utility room, WC and a well appointed bedroom.

The first floor boasts two excellent sized bedrooms including the principal bedroom with an ensuite shower room and a family bathroom, complete with a modern white suite.

Outside, the property will enjoy easily maintained gardens to the front and rear with patio area.

Ballygowan and Saintfield are both approximately 2 miles away boasting a wealth of local boutiques, coffee shops, restaurants, doctor's surgery and an excellent choice of primary and secondary schools. An excellent road network and public transport service from both towns allows for a convenient commute to Belfast city centre and grammar schools in the Greater Belfast area.

## FEATURES

- Recently Renovated and Extended Detached Family Home In This Beautiful Semi Rural Location
- Boasting an Exceptionally High Turnkey Finish Throughout
- Spacious Lounge
- Contemporary Fitted Kitchen Open Plan to a Living and Dining Area
- Three Excellent Sized Bedrooms Including the Principal Bedroom with an Ensuite Shower Room
- Family Bathroom Fitted with a Modern White Suite
- New Oil Fired Pressurised Plumbing and Heating System and Black PVC Windows and Doors
- Easily Maintained Gardens to the Front and Rear
- Close Proximity to Saintfield and Ballygowan Village with an Excellent Choice of Primary and Secondary Schools
- Convenient Commuting Distance to Belfast Via an Excellent Road and Public Transport Network

## **Entrance Hall**

PVC entrance door with matching side light; tiled floor.

## **WC**

Modern white suite (to be fitted) comprising of wc and wash hand basin; tiled floor.

## **Lounge**

**14'11 x 14'10 (4.55m x 4.52m)**

Ample power points; carpeted; glazed double doors through to:-

## **Dining Area**

**11'9 x 9'7 (3.58m x 2.92m)**

Tiled floor; PVC door to rear gardens; open plan to:-

## **Kitchen**

**13'10 x 11'9 (4.22m x 3.58m)**

Excellent range of contemporary fitted high and low level cupboards and drawers; appliances to include oven, hob, extractor unit, fridge / freezer and dishwasher; tiled floor.

## **Utility Room**

**8'3 x 6'2 (2.51m x 1.88m)**

Good range of contemporary fitted cupboards; space and plumbing for washing machine and tumble dryer; tiled floor.

## **Bedroom 1**

**14'9 x 8'3 (4.50m x 2.51m)**

Carpeted; ample power points.

## **First Floor / Landing**

Hotpress with pressurised heating system.

## **Principal Bedroom**

**14'4" x 9'6" (4.37m x 2.92m)**

(maximum measurements)

Ample power points; carpeted

## **En Suite Shower Room**

**6'8 x 6'3 (2.03m x 1.91m)**

(maximum measurements)

Modern white suite (to be fitted) comprising of a separate shower cubicle, wash hand basin and wc; tiled floor; tiled at shower and splashback

## **Bedroom 2**

**14'10 x 10'5 (4.52m x 3.18m)**

Ample power points; carpeted.

## **Bathroom**

**7'11 x 6'9 (2.41m x 2.06m)**

(maximum measurements)

Modern white suite (to be fitted) comprising of a bath, wash hand basin and wc; tiled floor; part tiled walls.

## **Outside**

Spacious tarmac driveway leading to the front and side of the property.

## **Gardens**

Front gardens laid out in lawn; rear gardens laid out in lawn with paved patio area.

## Brief Specification

New Sanitary Ware

New Oil fired pressurised plumbing and heating system

New kitchen and utility room

New black pvc windows and doors

New fascia and guttering

New electrics and Fully Re-wired

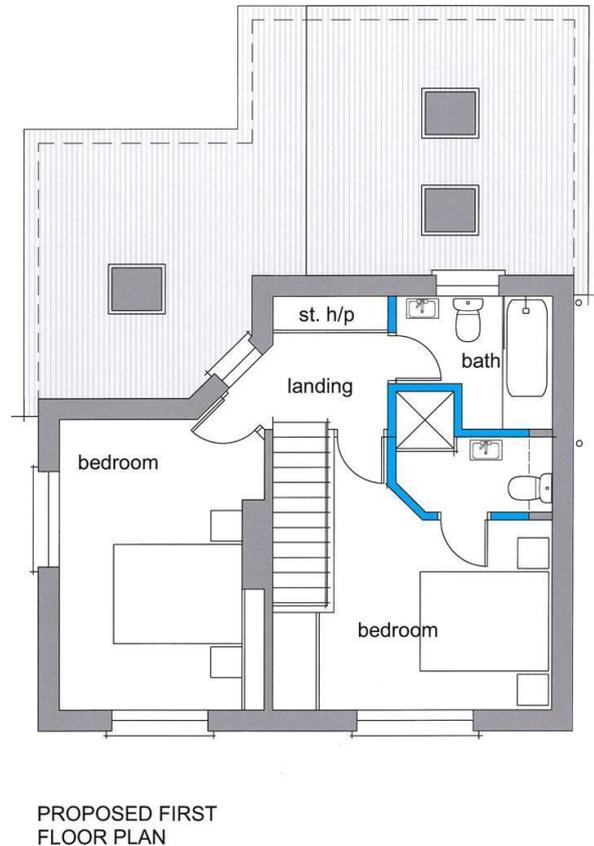
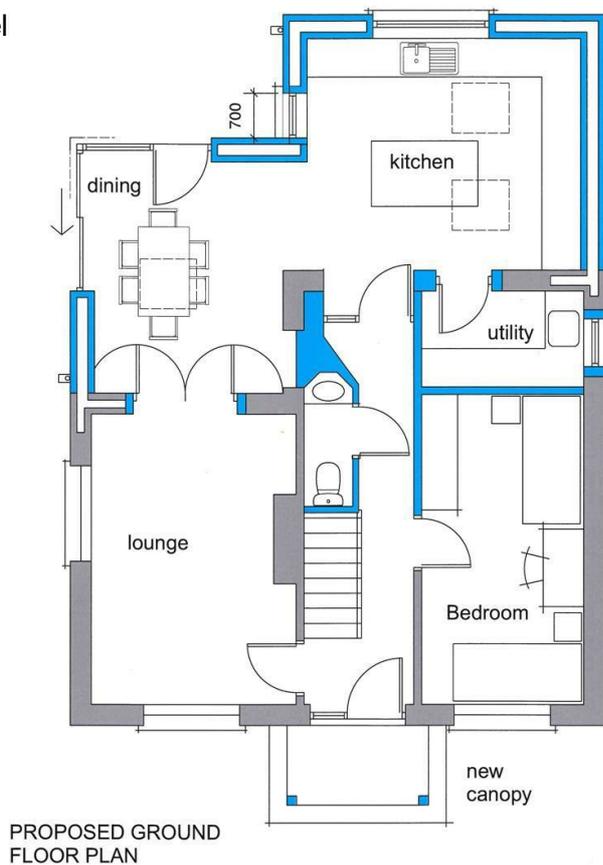
New internal doors and woodwork

Carpets and tiling where appropriate

Interior decoration throughout

New sewage treatment plant

Excel



Scale 1:50 at A3



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			
Northern Ireland		EU Directive 2002/91/EC	

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