



16-18 Railway Terrace, Ballygowan, BT23 5TL

Asking Price £150,000

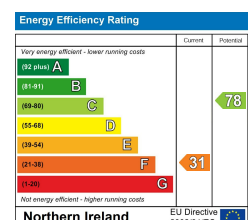
Railway Terrace is a quiet cul-de-sac that is conveniently located just off the Belfast road in the centre of Ballygowan village. With a fantastic selection of schools, shops, cafés, bars, restaurants and public transport facilities all within walking distance of your front door, your everyday needs are only ever a short distance away.

This stone finished, end terrace home is deceptively spacious, with the internal accommodation measuring approx. 1300sq ft. Internally the property comprises of three double bedrooms, two reception rooms, kitchen open to dining room and bathroom suites on the ground and first floor.

Externally there is a generous sized yard to the side and rear of the property, offering ample off street parking and access to the attached garage with an upper level, and an additional outhouse that comes complete with power and lighting.

Although in need of a full refurbishment, this unique property offers any potential buyers the opportunity to create something really special. Viewings are available on request now.

- Stone Fronted End Terrace Property
- Two Reception Rooms
- Ground Floor & First Floor Bathrooms
- Attached Garage with Upper Level and Additional Out-House
- Chain Free Sale
- Three Double Bedrooms
- Kitchen open to Dining Room
- Oil Heating / Double Glazed
- Enclosed Side and Rear Yard with Ample Off Street Parking
- Excellent Development Opportunity



Entrance Hall

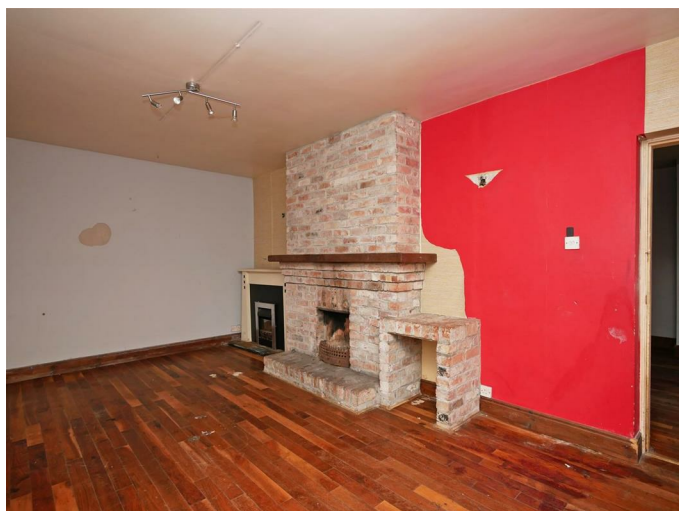
Glazed upvc front door with fan lights opens onto entrance hall.

Reception Room 15'5" x 14'3" (4.70m x 4.35m)



(measurements at widest points). Spacious reception room gives further access to living room and kitchen. Built-in under stair storage.

Living Room 18'3" x 10'8" (5.58m x 3.27m)



Spacious living room with feature red brick fireplace and hearth.

Kitchen 14'4" x 7'11" (4.37m x 2.43m)



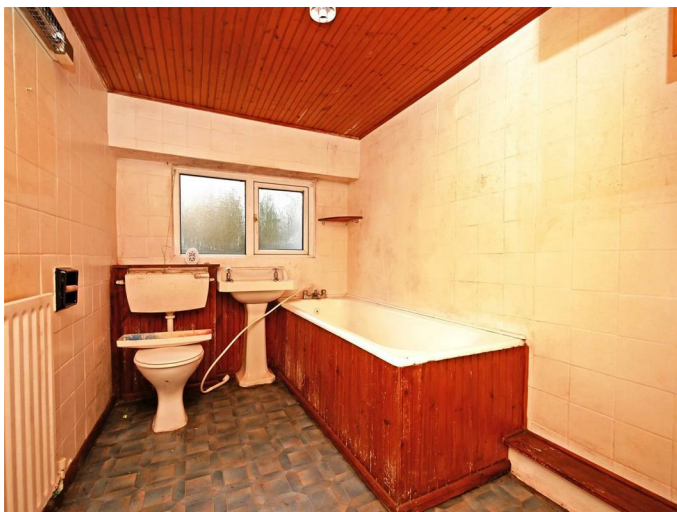
Selection of lower level units complete with stainless steel sink and drainer. Glazed upvc door opens onto enclosed rear yard

Dining Room 9'0" x 10'9" (2.76m x 3.30m)



Tiled flooring.

Ground Floor Bathroom 8'11" x 6'2" (2.74m x 1.88m)



White bathroom suite comprising of w.c, pedestal wash hand basin and panelled bath. Tiled walls.

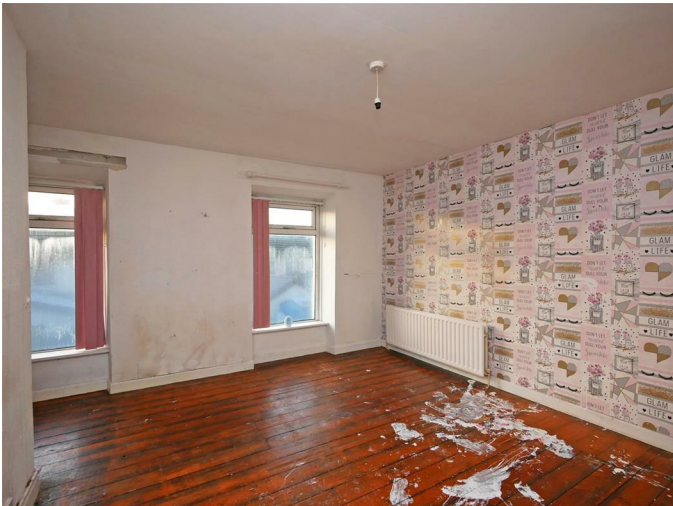
First Floor

Bedroom 1 17'6" x 10'11" (5.34m x 3.34m)



(measurements at widest points)

Bedroom 2 13'8" x 14'2" (4.18m x 4.34m)



(measurements at widest points). Access to hot press.

Bedroom 3 10'9" x 9'9" (3.29m x 2.98m)



Bathroom 10'11" x 6'7" (3.35m x 2.02m)



White bathroom suite comprising of panelled bath with overhanging shower attachment and pedestal wash hand basin. Part tiled walls

W.C 4'2" x 2'11" (1.283m x 0.89m)

Separate w.c with wash hand basin.

Attached Garage 17'3" x 10'1" (5.26m x 3.08m)



(measurements at widest points). Access to oil boiler. Fixed staircase gives access to upper level.

Outhouse 25'7" x 10'5" (7.80m x 3.19m)



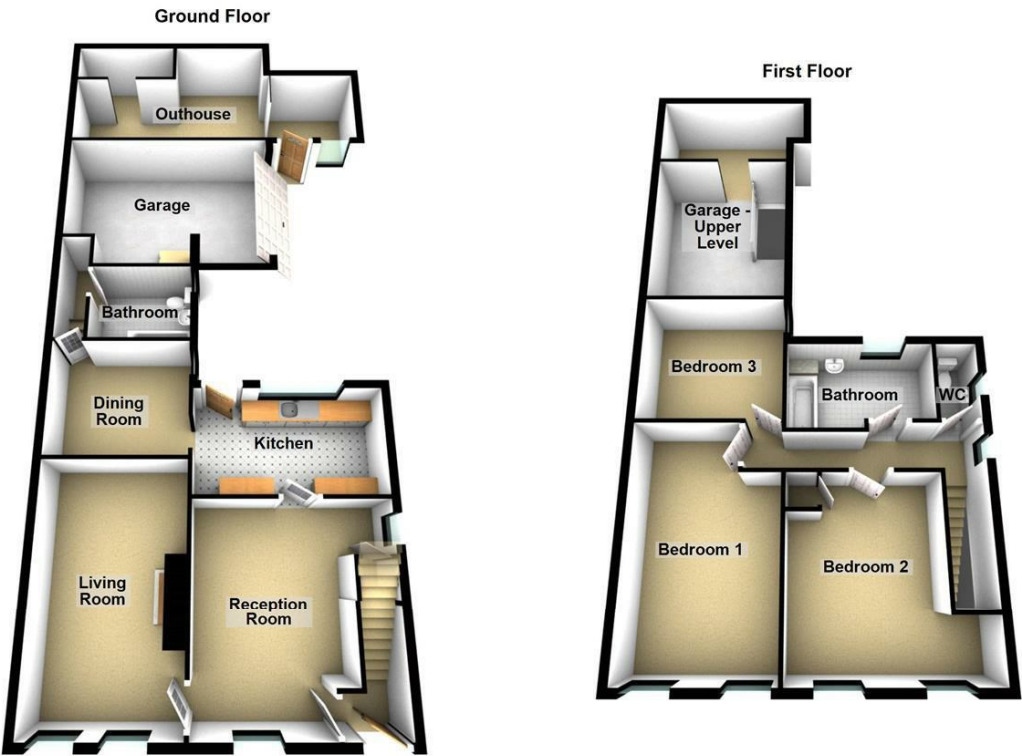
(measurements at widest points). Brick outhouse complete with power and lighting.

Enclosed Side and Rear Yard

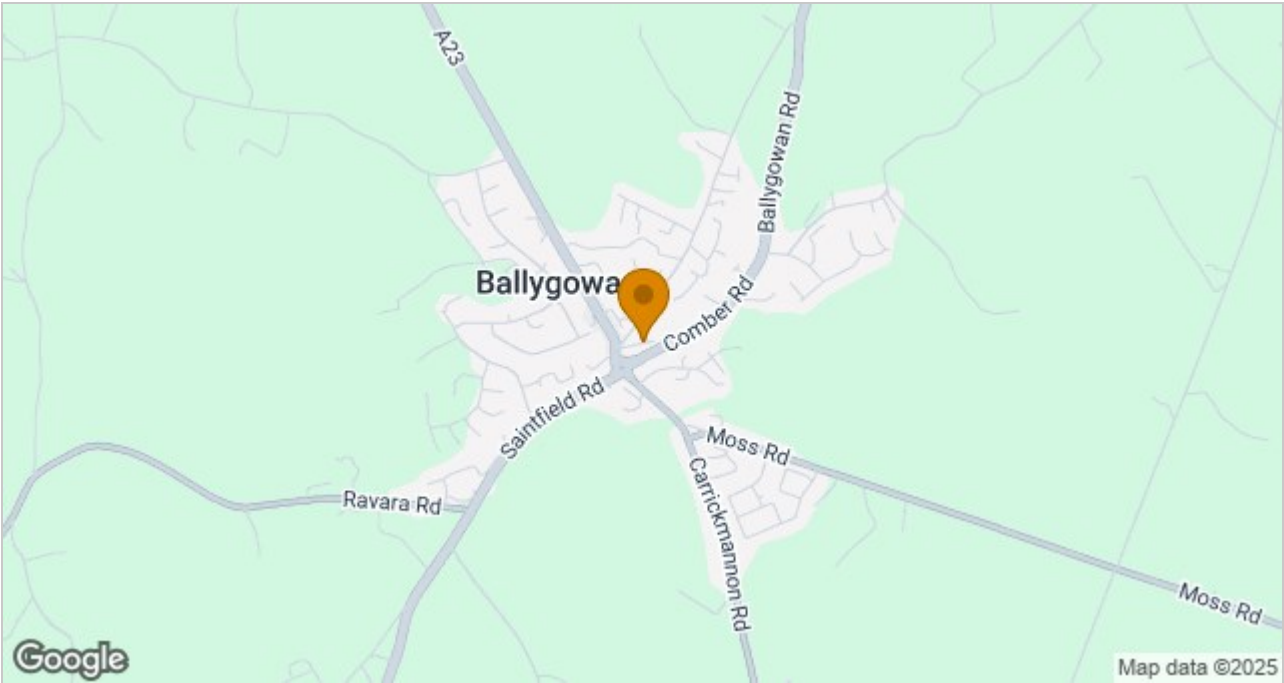


Low maintenance side and rear yard offers ample off street parking and provides access to attached garage and outhouse.

Floor Plan



Area Map



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