



4 The Crescent, Ballygowan, BT23 6LU

Asking Price £169,950

Located just along the Moneyreagh road in Ballygowan, The Crescent is a small collection of houses within walking distance of the centre of Ballygowan. With an excellent selection of shops, schools, parks and public transport links all within a short distance of your front door, this is the perfect location to take advantage of all that the local area has to offer. Ballygowan also offers easy access to Belfast and the surrounding areas making the morning commute a breeze!

The property itself has been beautifully refurbished and comprises of a generous sized entrance hall, spacious lounge, modern fitted kitchen / dining area, three good sized bedrooms and contemporary white shower suite on the first floor. Externally the property also has beautiful gardens with laid lawns to the front and rear, with the latter benefitting from a westerly aspect which is perfect for capturing the afternoon and evening sun! In addition to all this, the property also benefits from oil fired central heating, upvc double glazing and having been recently rewired, making this house the perfect purchase for any young family or first time buyer, looking for a home with a turn key finish!

With demand for properties in the local area continuing to outweigh supply, and with this one being finished to such an excellent standard, we don't anticipate this one to sit around for long so be sure to arrange a viewing at your earliest opportunity so as not to miss out!

- Newly Refurbished Mid-Terrace Home
- Modern Fitted Kitchen / Dining Room
- Contemporary White Shower Suite
- Double Glazed
- Chain Free Sale
- Three Good Sized Bedrooms
- Spacious Lounge
- Oil Heating
- Generous sized gardens with aid lawns to front and rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	65
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland
EU Directive 2002/91/EC

Entrance Hall 5'9" x 16'1" (1.77m x 4.91m)



Glazed upvc front door opens onto spacious entrance hall with laminate flooring.

Lounge 16'3" x 9'10" (4.97m x 3.01m)



Bright and spacious lounge with dual aspect windows, laminate flooring and fireplace housing a multi-fuel stove.

Modern Fitted Kitchen / Dining Room 13'10" x 9'11" (4.22m x 3.04m)



Modern fitted shaker style kitchen with a selection of tall, upper and lower level units complete with stone worktops, double bowl Belfast sink, integrated fridge freezer, electric oven with ceramic hob and stainless steel overhead extractor fan. Plumbed for washing machine. Tiled flooring. Glazed upvc door opens onto enclosed rear garden.

First Floor



Bedroom 1 16'4" x 9'10" (4.98m x 3.01m)



Spacious double bedroom with dual aspect window and built-in wardrobe. Laminate flooring

Bedroom 2 10'0" x 8'11" (3.05m x 2.73m)



Bedroom 3 10'0" x 6'10" (3.05m x 2.10m)



Contemporary White Shower Suite 7'4" x 5'10" (2.26m x 1.80m)



(measurements at widest points) Contemporary white shower suite comprising of corner shower cubicle with triton electric shower and upvc wall panelling, wash hand basin with vanity below and low flush w.c. Laminate flooring.

Property Front

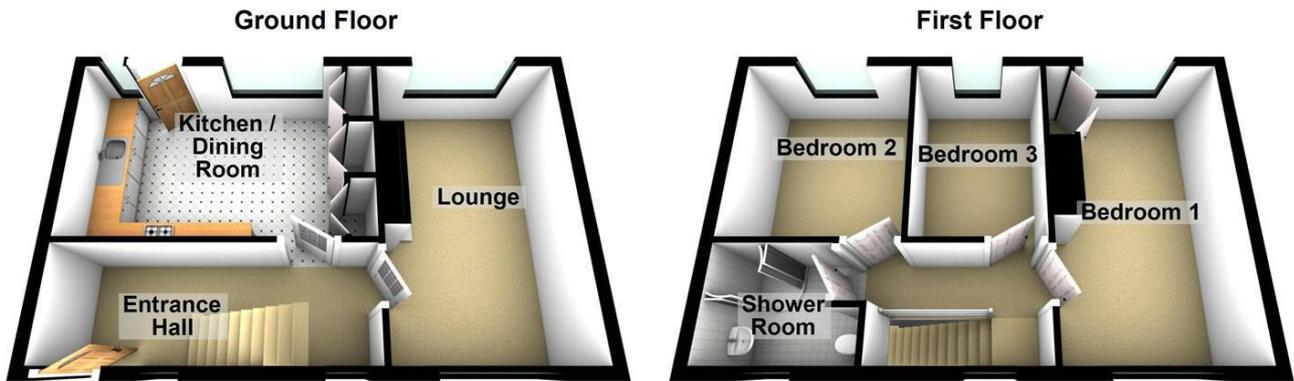
Well maintained garden to the front with laid lawn and bordered by mature shrubs.

Enclosed Rear Garden



Enclosed rear garden with patio area and laid lawn. Brick outhouse with additional storage that houses the oil boiler. Side gate access.

Floor Plan



Area Map



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