



10 Prospect Park, Off the Tullygarvan Road, Ballygowan, BT23 6LW

Asking Price £185,000

Situated only a few minutes walk from the centre of Ballygowan, this spacious semi detached home represents an excellent opportunity for both the first time buyer or for those hoping to upsize and at the same time stay close to all the local amenities. The accommodation comprises three good size bedrooms, a bright and spacious lounge, a fitted kitchen, a separate dining room, and a white bathroom suite. In addition to an oil heating system, the windows are double glazed. This property benefits from parking to the front for at least 2 cars. This in turn leads to a detached garage. Outside there are well maintained gardens to the rear and also to the front. Set in a small cul de sac, this chain free home represents an excellent opportunity to acquire a spacious home in a popular residential location.

- Semi detached home
- Two separate reception rooms
- White bathroom suite
- Double glazed windows
- Detached garage
- Three good size bedrooms
- Fitted kitchen
- Oil heating
- Off street parking
- Cul de sac position

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	69
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Laminate flooring, under stairs storage.

Lounge 15'9 x 14'2 (4.80m x 4.32m)



Laminate flooring, feature decorative fireplace with raised tiled hearth housing an open fire. Access to the dining room.

Additional lounge image

Dining room 11'8 x 10'6 (3.56m x 3.20m)



Laminate flooring. access to the kitchen.

Kitchen 13'1 x 10'4 (3.99m x 3.15m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, plumbed for washing machine, extractor fan, fridge freezer space, tiled floor, larder cupboard. Side door access.

1st floor

Landing, Hot press, roof space access.

Bedroom 1 13'8 x 10'1 (4.17m x 3.07m)



Built in sliding robes and additional storage.

Bedroom 2 12'8 x 8'9 (3.86m x 2.67m)



Built in storage.

Bedroom 3 8'9 x 8'5 (2.67m x 2.57m)



Laminate flooring.

Bathroom 7'8 x 6'8 (2.34m x 2.03m)



White suite comprising panelled bath, mixer taps, Mira Sport shower, low flush w/c, pedestal wash hand basin, part tiled walls, tiled floor, chrome towel radiator.

Outside

Driveway with off street parking, leading to the detached garage.

Detached garage 22'9 x 11'3 (6.93m x 3.43m)



Up and over door, light and power, housing oil fired boiler.

Front garden



Front garden laid in lawn with a range of plants, trees and shrubs.

Rear garden

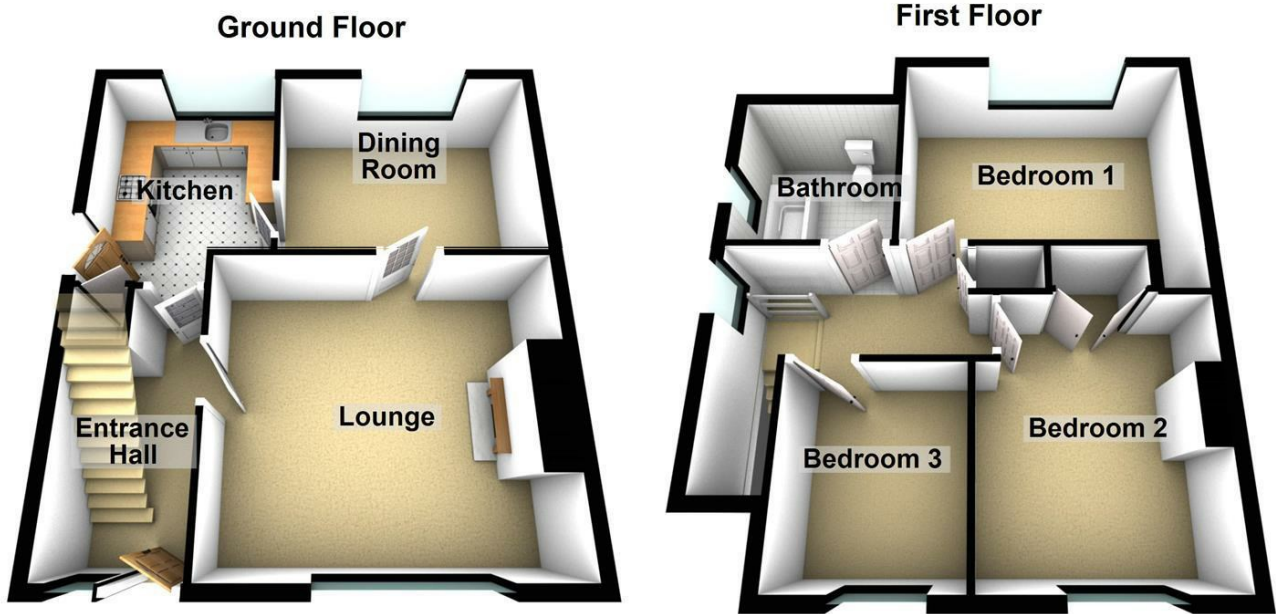


Garden to the rear laid in lawn with flower beds, range of plants, trees and shrubs. Outside tap.

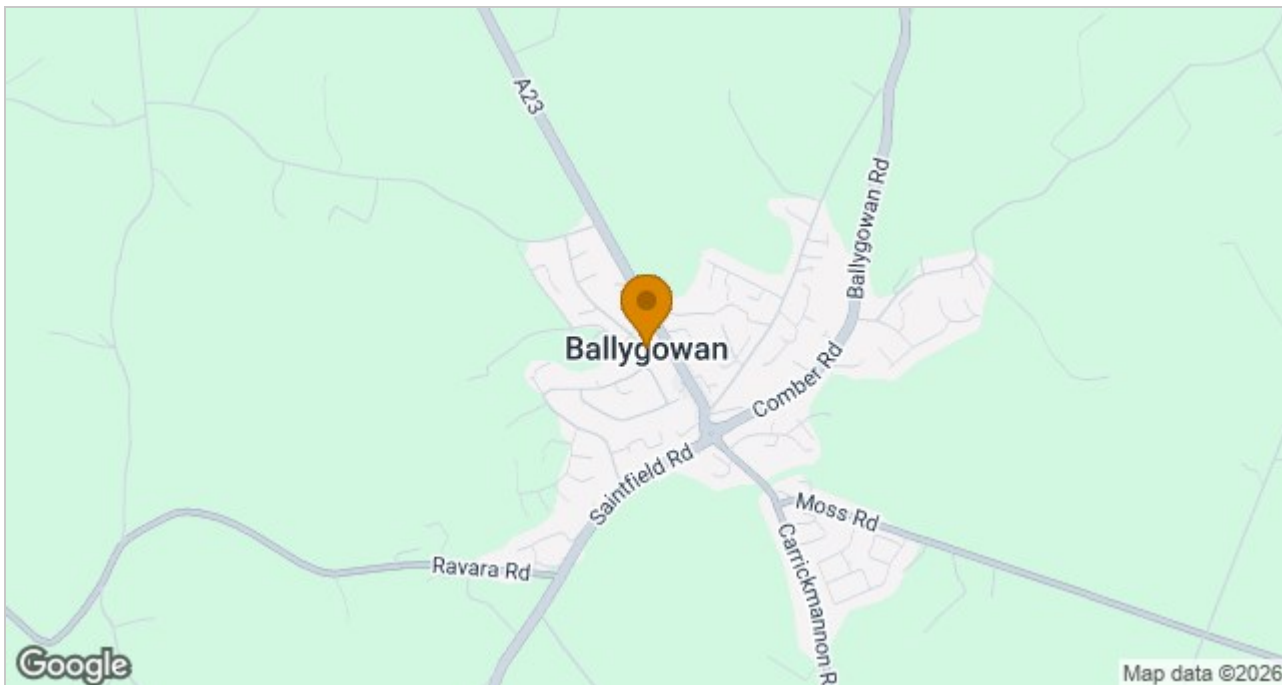
Rear elevation



Floor Plan



Area Map



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