

# RODGERS & BROWNE



24 Forge Walk,  
Ballygowan BT23 6SX

*offers over* £229,950



## *The Owners' Perspective...*

*"While we were looking for our first home together, we were initially finding it hard to find the right fit. However, when we found a house with a small commute to Belfast and great south facing back garden, we knew we found the one to begin our married life."*

*"With the light and heat arriving through the french doors in the summer to the woodburning stove creating a cosy winter atmosphere, this home has been perfect all year round"*



76 High Street, Holywood, BT18 9AE

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Living room



Living room



Entrance hall

### *The facts you need to know...*

Deceptively spacious four-bedroom semi-detached villa with off-street parking

Living room with feature multi fuel burning stove

Modern fitted kitchen with dining area and separate utility room

Downstairs cloakroom/ WC

En-suite shower room to main bedroom

Calor gas fired central heating system

uPVC double glazed windows and patio doors

South westerly facing enclosed rear garden, landscaped to maximise the sunshine

Paved patio area and lawn with raised flower beds

Tarmac driveway with parking for several cars

Family bathroom with white suite

Close to Ballygowan village with its range of schools, shops and amenities

Bus route and arterial links to Comber, Newtownards, Belfast and Lisburn

Available to view immediately





Kitchen open to dining area



## *The property comprises...*

### **GROUND FLOOR**

Painted wooden front door to:

#### **ENTRANCE HALL:**

Ceramic tiled floor. Under stairs storage cupboard. Stairs to first floor.

#### **CLOAKROOM/ WC:**

Two piece white suite comprising wall-mounted wash hand basin with mixer tap and tiled splashback, low flush WC, extractor fan, recessed lighting, ceramic tiled floor.

#### **LIVING ROOM:**

17' 10" x 13' 8" (5.44m x 4.17m) (at widest points)  
Multi-fuel burning stove. Laminate flooring.

#### **KITCHEN WITH DINING AREA:**

17' 1" x 11' 4" (5.21m x 3.45m)  
Excellent range of cream shaker style units with wood effect laminate worktops, Caple dual fuel range cooker with five ring gas hob and double electric oven and stainless steel extractor fan above, integrated dishwasher and fridge freezer, 1.5 bowl sink unit with single drainer and mixer tap, rescessed lighting, part tiled walls, ceramic tiled floor, double glazed double doors to garden, door to:

#### **UTILITY ROOM:**

10' 4" x 3' 10" (3.15m x 1.17m) (at widest points)  
Cream shaker style upper and lower level units with wood effect laminate worktop, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, gas boiler, extractor fan, ceramic tiled floor.





Bedroom one

First Floor

Loft access. Hot press with shelving.

**BEDROOM (1):**  
12’ 5” x 10’ 10” (3.78m x 3.3m) (at widest point)  
Door to:

**ENSUITE SHOWER ROOM:**  
8’ 11” x 3’ 11” (2.72m x 1.19m)  
Three piece white suite comprising tiled double shower cubicle with thermostatically controlled shower unit, semi-pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, extractor fan, recessed lighting, ceramic tiled floor.

**BEDROOM (2):**  
12’ 8” x 8’ 5” (3.86m x 2.57m)

**BEDROOM (3):**  
12’ 8” x 8’ 3” (3.86m x 2.51m)

**BEDROOM (4):**  
8’ 7” x 6’ 5” (2.62m x 1.96m)  
Built-in single wardrobe with rail. Additional open wardrobe with range of shelving and rails. Laminate flooring.

**FAMILY BATHROOM:**  
8’ 11” x 6’ 1” (2.72m x 1.85m) (at widest point)

Three piece white suite comprising panelled bath with mixer tap and thermostatically controlled shower attachment over, semi pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, ceramic tiled floor, part-tiled walls, extractor fan, recessed lighting.

**Outside**  
Fence enclosed rear garden laid in patio area, lawn and raised flowerbeds with timber shed and outside tap. To the front is a tarmac driveway with parking for several cars and garden laid in lawn.



Bedroom two



Bedroom three



Bedroom four



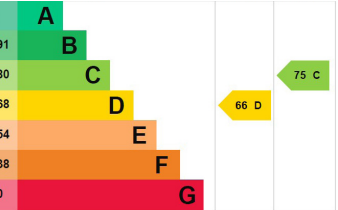
Bathroom

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?	•		
Is there an annual service charge?	•		
Any lease restrictions (no AirBnB etc) ?		•	
On site parking?	•		
Is the property 'listed'?		•	
Is it in a conservation area?		•	
Is there a Tree Preservation Order?		•	
Have there been any structural alterations?		•	
Has an EWS1 Form been completed?			•
Are there any existing planning applications?		•	
Is the property of standard construction?	•		
Is the property timber framed?		•	
Is the property connected to mains drains?	•		
Are contributions required towards maintenance?		•	
Any flooding issues?		•	
Any mining or quarrying nearby?	•		
Any restrictive covenants in Title?		•	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	N/A
LPG	COMMUNAL TANK - CALOR GAS
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	SEE WWW.OFCOM.GOV.UK
Broadband and speed	SEE WWW.OFCOM.GOV.UK

ENERGY EFFICIENCY RATING (EPC)



**STAMP DUTY** From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

**TENURE:** Freehold

**MANAGEMENT COMPANY CONTRIBUTION:** £103 per annum

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 £1,288.00 per annum

**VIEWING:** By appointment with **RODGERS & BROWNE**.



## Location

From the Ballygowan roundabout turn onto Church Hill and left onto Moss Road. Take the second road on the right onto Forge Drive, then third right onto Forge Walk.



Total Area: 112.0 m<sup>2</sup> ... 1205 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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&  
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### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

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