



# 13 CASTLEGOWAN CRESCENT

BELFAST BT5 7WQ

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*Offers Over*

**£295,000**

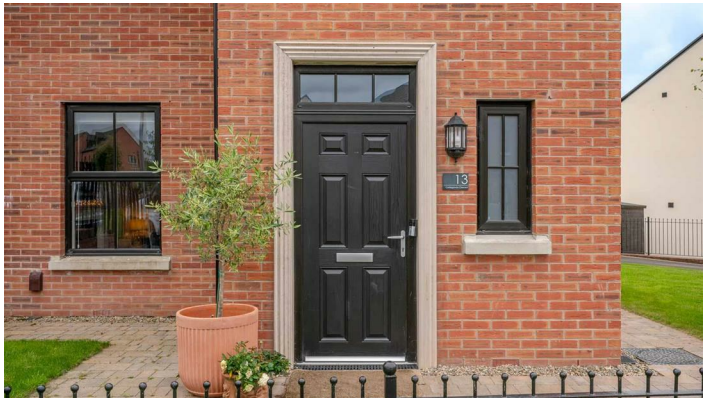


HOUSE - SEMI-DETACHED  
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KEY FEATURES

- Immaculately Presented Semi-Detached Property in Popular Development off the Ballygowan Road
  - Positioned on a Generous Site
  - Lounge with Outlook to Front and Electric Fire
  - Bespoke Fitted Contemporary Kitchen with a Range of Integrated Appliances Open Plan to Ample Dining Space/Seating Area
  - Downstairs WC
  - Three Well Proportioned Bedrooms, Principal Bedroom with En Suite Shower Room
  - Family Bathroom with Modern White Suite
  - Gas Fired Central Heating
  - uPVC Double Glazing Throughout
  - Private Enclosed Rear Garden Laid in Lawns, Ideal for Outdoor Entertaining and Children at Play
- Immaculately Presented Semi-Detached Property in Popular Development off the Ballygowan Road  
Positioned on a Generous Site  
Lounge with Outlook to Front and Electric Fire  
Bespoke Fitted Contemporary Kitchen with a Range of Integrated Appliances Open Plan to Ample --  
Dining Space/Seating Area  
Downstairs WC  
Three Well Proportioned Bedrooms, Principal Bedroom with En Suite Shower Room  
Family Bathroom with Modern White Suite  
Gas Fired Central Heating  
uPVC Double Glazing Throughout  
Private Enclosed Rear Garden Laid in Lawns, Ideal for Outdoor Entertaining and Children at Play  
Ample Driveway Parking  
Popular Development with Easy Commuting Links to Belfast City Centre  
Excellent Public Transport Routes and Close to Leading Primary and Post Primary Schools  
Broadband Speed - Ultrafast  
Early Viewing Highly Recommended





ROOM DETAILS

ENTRANCE	KITCHEN OPEN	EN SUITE
GROUND FLOOR	PLAN TO DINING	SHOWER ROOM:
ENTRANCE	/ LIVING:	BEDROOM TWO:
PORCH:	12'9" x 19'6"	9'1" x 10'10"
SPACIOUS	STAIRS TO FIRST	BEDROOM
RECEPTION HALL:	FLOOR LANDING:	THREE:
DOWNSTAIRS WC:	FIRST FLOOR	9'5" x 8'4"
LIVING ROOM:	FAMILY	OUTSIDE
13'3" x 10'10"	BATHROOM:	OUTSIDE:
	BEDROOM ONE:	
	13'9" x 10'10"	



To View Floor Plans  
scan QR code below



## DIRECTIONS

Travelling along the Ballygowan Road, turn onto Quarry Hill and continue onto Castlegowan Park, turn right onto Castlegowan Place, left onto Castlegowan Drive then further left onto Castlegowan Crescent. No13 is located on the right hand side.



## THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

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