



31 OAKDALE

Ballygowan, BT23 5TS

Offers Around

£169,950



SEMI-DETACHED | 3  | 1  | 2 

Situated in the popular residential development of Oakdale, this semi-detached 3-bedroom property offers a fantastic opportunity for those seeking a family home to put their own stamp on.

KEY FEATURES

- Three Bedroom Semi – Detached Property
- Family Lounge with Feature Open Fire
- Separate Dining Room
- Fully Fitted Kitchen / Dining Room
- Spacious Family Bathroom
- Oil Fired Central Heating
- Detached Garage / Car Port
- Well Maintained Gardens
- Decorative Brick Driveway
- Early Viewing Highly Recommended
- Broadband Speed – Ultra Fast



ROOM DETAILS

ENTRANCE

GROUND FLOOR

Entrance Hall

12'4" x 5'10"

Kitchen

11'8" x 9'11"

Dining Room

9'11" x 11'7"

Living Room

14'1" x 15'7"

FIRST FLOOR

Stairs to 1st Floor /
Landing

Bedroom One

9'11" x 12'9"

Bedroom Two

11'11" x 9'2"

Bedroom Three

8'11" x 9'

Bathroom

9'11" x 8'9"

OUTSIDE

Detached Garage
Outside



DIRECTIONS

From Comber Square head up High Street, continue straight until the roundabout in Ballygowan. Take the 3rd exit onto A23. Turn left onto Prospect Road, left into Oakdale.



THE LOCAL AREA

Ballygowan is a busy commuter bypass close to Northern Ireland's capital. It is a village and townland in the borough within County Down that is known for the Olivet home. This imposing and austere building has dominated the village since 1886 and is the village's main feature. The building was originally erected as an orphanage by Alexander Orr Reid as a memorial to his only son who was killed in a shooting accident. It was then purchased by Ballygowan Presbyterian Church in 1918.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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