



## 4 MEADOW COURT

Ballygowan, BT23 5XR

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*Offers Around*

**£250,000**



DETACHED | 3  | 2  | 3 

Four Meadow Court is a beautifully presented detached home set within a quiet cul-de-sac in the popular village of Ballygowan. Offering bright, well-proportioned accommodation and mature private gardens, the property is ideal for families and those seeking a peaceful yet convenient location.

## KEY FEATURES

- Deceptively spacious detached home
- Spacious Drawing Room
- Dining Room Opens Up Into a Bright Conservatory.
- Bespoke Hand-Painted Kitchen
- Extended Kitchen / Living / Dining Area
- Separate Utility Room
- Ground Floor Shower Room
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom
- Mature, Private Rear Garden
- Storage for Bicycles and Garden Equipment.
- Recently Floored Roof space Providing Additional Storage





ROOM DETAILS

GROUND FLOOR

Covered Entrance  
Porch

Reception Porch

Reception Hall  
15'5" x 6'2"

Drawing Room  
14'6" x 15'3"

Dining Room  
10'9" x 10'11"

Conservatory  
11'11" x 9'5"

Kitchen/Dining  
15'9" x 39'1"

Utility Room  
4'11" x 10'7"

Downstairs Shower  
Room  
6'11" x 10'7"

FIRST FLOOR

Stairs to First Floor  
Landing

Bedroom One  
10' x 13'10"

Bedroom Two  
15'7" x 10'8"

Bedroom  
Three/Dressing Room  
12'1" x 7'6"

Bathroom  
10'2" x 7'4"





## DIRECTIONS

Heading towards Saintfield on Saintfield Road take a right onto Meadow Way. Take a left onto Meadow Road, then right into Meadow Court. Number 4 will be on the left-hand side.



## 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	69
Northern Ireland		EU Directive 2002/91/EC

## OUR BRANCHES

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