



22 FORGE AVENUE

Comber, BT23 6JG

Offers over **£199,950**



SEMI-DETACHED | 3  | 2  | 1 

This superb semi-detached property is located in the popular “The Forge” development, within walking distance to Ballygowan Village. The Village offers a range of local amenities including shops, chemists, coffee shop, children’s playpark and churches. .

KEY FEATURES

- Superbly Well-Presented Semi-Detached Property in the Popular Development of “The Forge” in Ballygowan Village
- Contemporary, Bright and Spacious Throughout
- Family Lounge with LPG Fire and Outlook Over the Communal Grass Area
- Modern Fully Fitted Kitchen with Ample Dining Area and French Doors Leading to the Rear Garden
- Three Well Proportioned Bedrooms, Principle Benefitting a Contemporary Recently Updated En-suite Shower Room
- White Three Piece Suite Family Bathroom
- Downstairs Guest WC
- Gas Fired Central Heating with Recently Installed Combi Boiler
- uPVC Double Glazing Throughout
- Fully Enclosed Private Rear Garden with Both Lawn and Paved Patio Area Ideal For Outdoor Entertaining, Young Children and Pets Alike
- Tarmac Driveway Providing Ample Off Street Car Parking
- Recently Installed Fibre Broadband
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

- Reception Hall
- Downstairs WC
- Lounge
16'9" x 12'3"
- Kitchen/Dining
19'2" x 11'5"

First Floor

- Landing
- Master Bedroom
11'10" x 11'5"
- En-suite Shower Room
- Bedroom Two
12'3" x 9'4"
- Bedroom Three
9'5" x 8'8"
- Family Bathroom

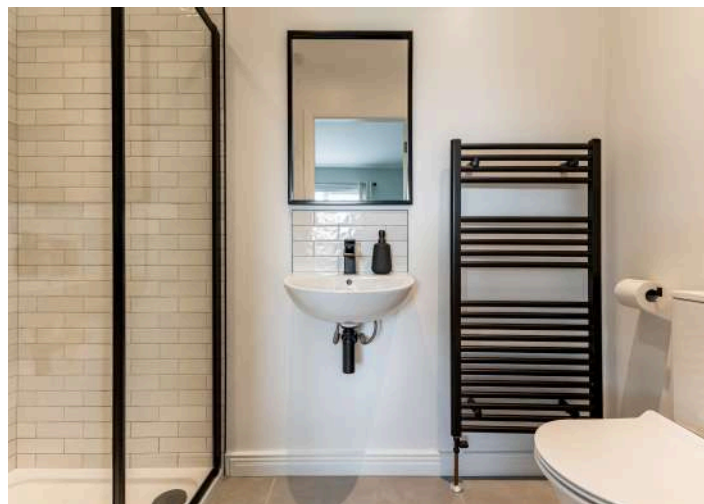
Outside

- Fully enclosed rear garden laid in lawn, Culcavy grey Irish sandstone paved patio, outdoor lighting, outdoor water tap.
- Front garden laid in lawns, tarmac driveway providing ample car parking for numerous vehicles. .



DIRECTIONS

Leave Comber along Ballygowan Road to Ballygowan. At the roundabout take the first exit onto Church Hill then left onto Moss Road. From there take a right onto Forge Drive then right onto Forge Avenue. Number 22 is located on the right-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 | | |
|---|---------|-----------|
| Very energy efficient – lower running costs | | |
| | CURRENT | POTENTIAL |
| 92+ A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-68 D | 63 | 63 |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| NOT energy efficient – higher running costs | | |

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



OUR BRANCHES

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