



16-18 Railway Terrace, Ballygowan, BT23 5TL

Asking Price £130,000

Public Notice

Address: 16-18 Railway Terrace, Ballygowan, BT23 5TL

We are acting in the sale of the above property and have received an offer of £126,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 29/01/26

Railway Terrace is a quiet cul-de-sac that is conveniently located just off the Belfast road in the centre of Ballygowan village. With a fantastic selection of schools, shops, cafés, bars, restaurants and public transport facilities all within walking distance of your front door, your everyday needs are only ever a short distance away.

This stone finished, end terrace home is deceptively spacious, with the internal accommodation measuring approx. 1300sq ft. Internally the property comprises of three double bedrooms, two reception rooms, kitchen open to dining room and bathroom suites on the ground and first floor.

Externally there is a generous sized yard to the side and rear of the property, offering ample off street parking and access to the attached garage with an upper level, and an additional

- Stone Fronted End Terrace Property
- Two Reception Rooms
- Ground Floor & First Floor Bathrooms
- Attached Garage with Upper Level and Additional Out-House
- Chain Free Sale
- Three Double Bedrooms
- Kitchen open to Dining Room
- Oil Heating / Double Glazed
- Enclosed Side and Rear Yard with Ample Off Street Parking
- Excellent Development Opportunity

Energy Efficiency Rating		Current	Potential
(92-100)	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			
Northern Ireland			
		78	31
		EU Directive 2002/91/EC	

Entrance Hall

Glazed upvc front door with fan lights opens onto entrance hall.

Reception Room 15'5" x 14'3" (4.70m x 4.35m)



(measurements at widest points). Spacious reception room gives further access to living room and kitchen. Built-in under stair storage.

Living Room 18'3" x 10'8" (5.58m x 3.27m)



Spacious living room with feature red brick fireplace and hearth.

Kitchen 14'4" x 7'11" (4.37m x 2.43m)



Selection of lower level units complete with stainless steel sink and drainer. Glazed upvc door opens onto enclosed rear yard

Dining Room 9'0" x 10'9" (2.76m x 3.30m)



Tiled flooring.

Ground Floor Bathroom 8'11" x 6'2" (2.74m x 1.88m)



White bathroom suite comprising of w.c, pedestal wash hand basin and panelled bath. Tiled walls.

First Floor

Bedroom 1 17'6" x 10'11" (5.34m x 3.34m)



(measurements at widest points)

Bedroom 2 13'8" x 14'2" (4.18m x 4.34m)

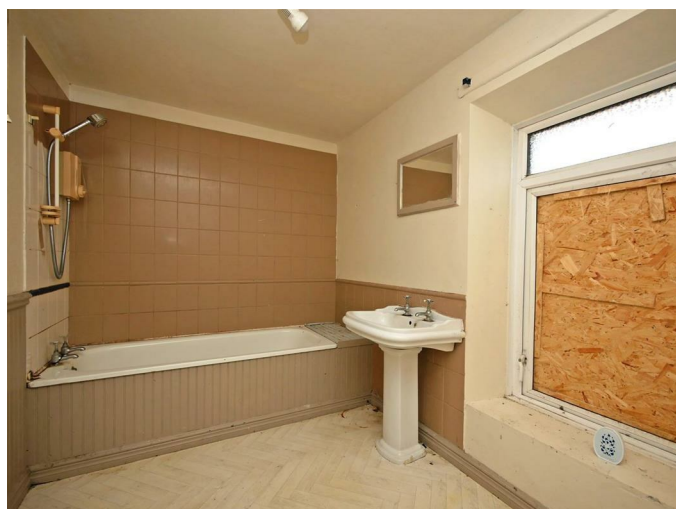


(measurements at widest points). Access to hot press.

Bedroom 3 10'9" x 9'9" (3.29m x 2.98m)



Bathroom 10'11" x 6'7" (3.35m x 2.02m)



White bathroom suite comprising of panelled bath with overhanging shower attachment and pedestal wash hand basin. Part tiled walls

W.C 4'2" x 2'11" (1.283m x 0.89m)

Separate w.c with wash hand basin.

Attached Garage 17'3" x 10'1" (5.26m x 3.08m)



(measurements at widest points). Access to oil boiler. Fixed staircase gives access to upper level.

Outhouse 25'7" x 10'5" (7.80m x 3.19m)



(measurements at widest points). Brick outhouse complete with power and lighting.

Enclosed Side and Rear Yard

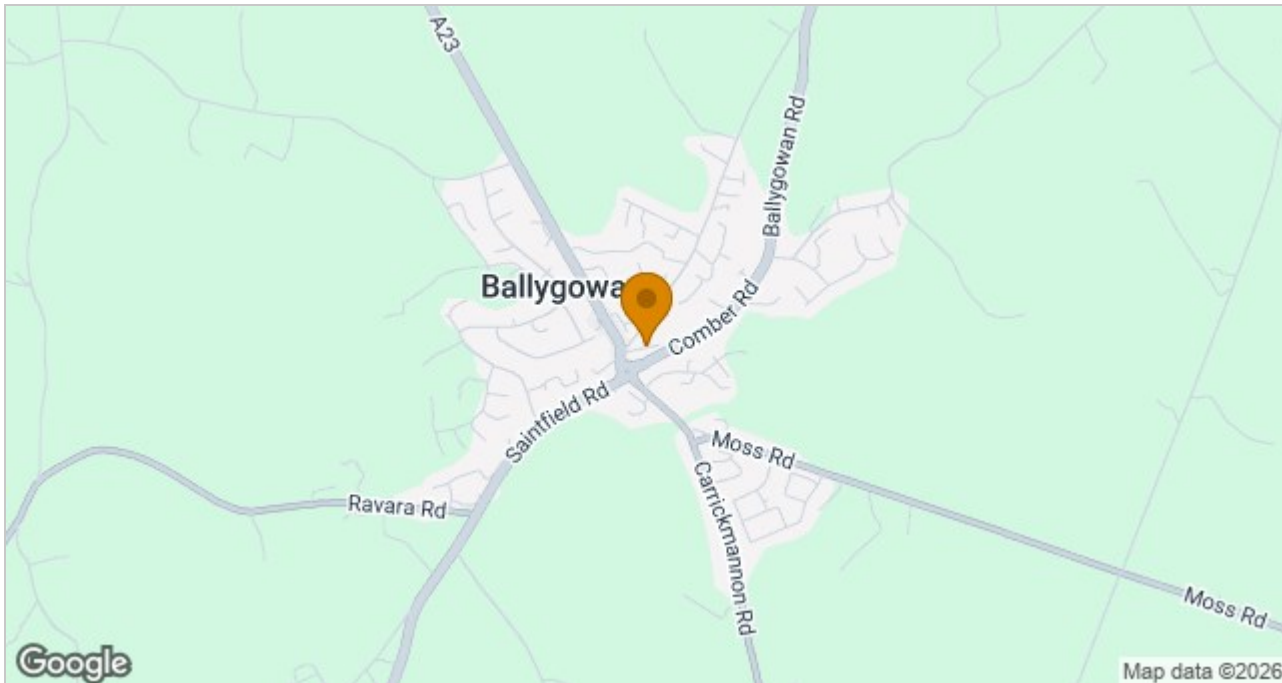


Low maintenance side and rear yard offers ample off street parking and provides access to attached garage and outhouse.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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