



7 Comber Road, Ballygowan, Newtownards, BT23 5TN

Asking Price £289,950

We are delighted to bring to you this fantastic detached, family home in the centre of Ballygowan Village. Ballygowan has always been a popular location with its excellent transport links into Belfast City and the surrounding areas, whilst also having its own thriving community with many independent shops and businesses within the village.

The property itself is a spacious, detached family home that has been thoughtfully extended to the rear, and comprises of a spacious lounge, modern fitted kitchen / living / dining room, separate utility room, four good sized bedrooms with master ensuite and white bathroom suite on the first floor. In addition to this, the property also benefits from an integral garage, gas fired central heating and upvc double glazing.

Externally the property has off street parking to the front with an electric car charging point, and a low maintenance, south facing rear garden which is perfect for entertaining!

With nothing to do other than adding your own personal touches, this is the perfect home for any family looking for that extra bit of space. We don't anticipate this one sitting around for long so recommend arranging a viewing at your earliest convenience!

- Beautiful Detached & Extended Family Home
- Open Plan Kitchen / Living / Dining Room
- Separate Utility Room
- Integral Garage
- Low Maintenance South Facing Rear Garden
- Four Good Sized Bedrooms with Master Ensuite
- Spacious Lounge
- White Bathroom Suite
- Gas Heating & Upvc Double Glazing
- Off Street Parking with Electric Car Charge Point

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

Entrance Hall



Pvc glass panelled front door with glazed side panels to entrance hall. Wood effect tile flooring. Spot-lights.

Lounge 14'9 x 10'9 (4.50m x 3.28m)

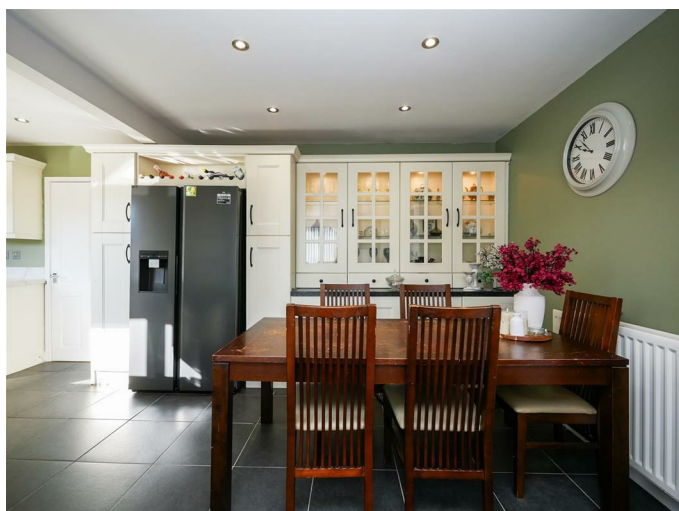


Cast iron fireplace with wooden surround and granite hearth. Laminate flooring.

Kitchen / Dining 25'3 x 7'7 (7.70m x 2.31m)



Full range of high and low level units, marble effect work top, single drainer with 1 1/4 bowl sink unit with mixer taps, plumbed for dishwasher, overhead extractor fan, glazed cabinets, Tiled flooring open to

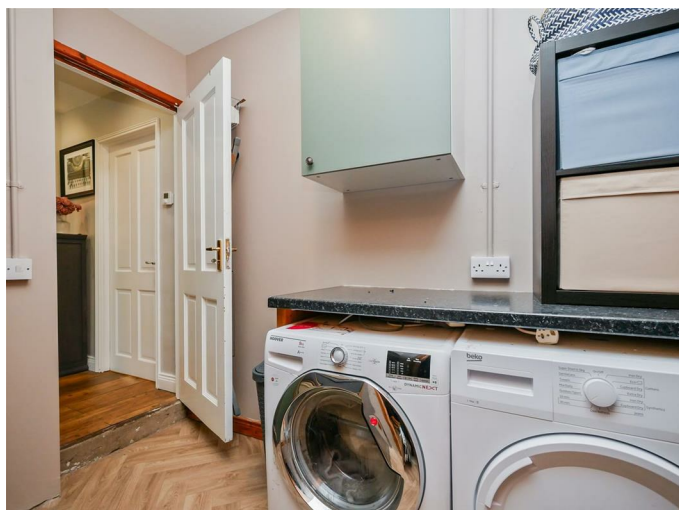


Extended Living Room 12'0 x 9'5 (3.66m x 2.87m)



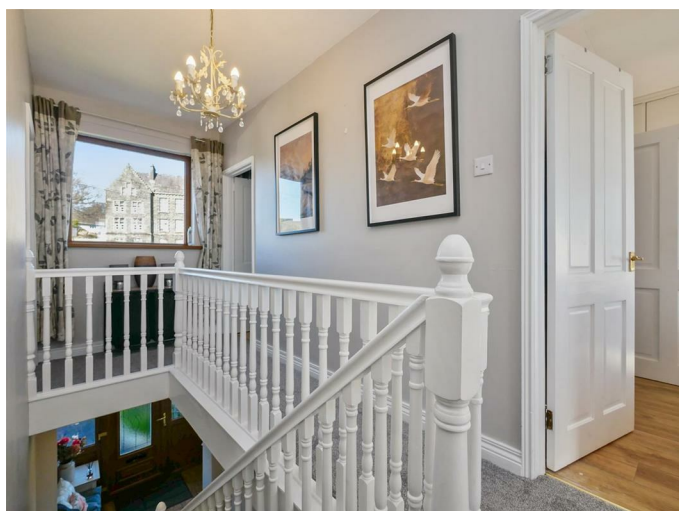
Tiled flooring. Recessed spotlights.

Utility Room 7'7" x 5'10" (2.32m x 1.80m)



Range of units. Plumbed for washing machine. Access to integral garage.

First Floor



Access to roof space.

Bedroom One 11'3 x 8'1 (3.43m x 2.46m)



Built in bedroom furniture. Laminate flooring.

Ensuite



Comprising walk in shower cubicle with tile effect pvc wall panelling, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring. Spot-lights.

Bedroom Two 11'3 x 8'1 (3.43m x 2.46m)



Laminate flooring.

Bedroom Three 10'6 x 8'8 (3.20m x 2.64m)



Laminate flooring.

Bedroom Four 11'3 x 8'3 (3.43m x 2.51m)



Built-in slide robes. Laminate flooring.

White Bathroom Suite 7'7" x 5'6" (2.32m x 1.69m)



Comprising panelled bath with mixer taps, chrome shower telephone hand shower, wall mounted electric shower, pedestal wash hand basin low flush w.c Spot-lights.

Outside Front

Driveway with parking and electric car charging point.

Integral Garage 13'2 x 8'3 (4.01m x 2.51m)

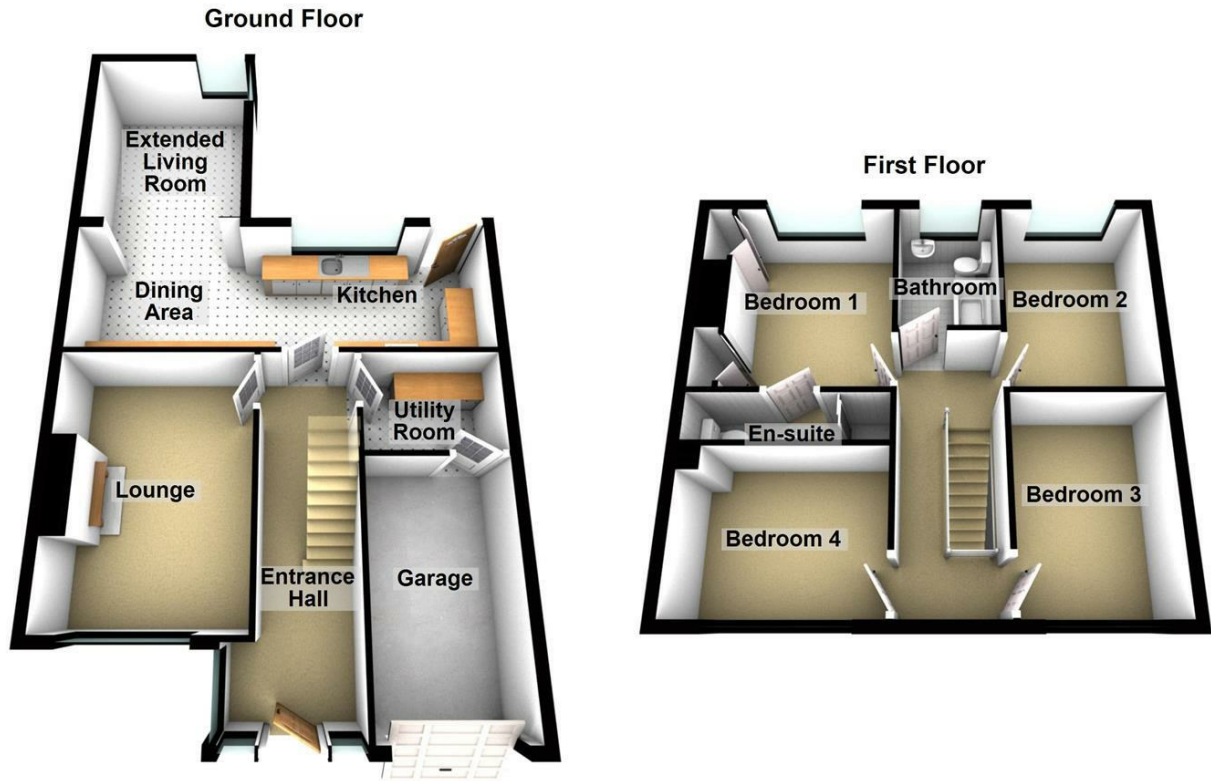
Up and over garage door. Light and power. Access to gas boiler

Outside Rear

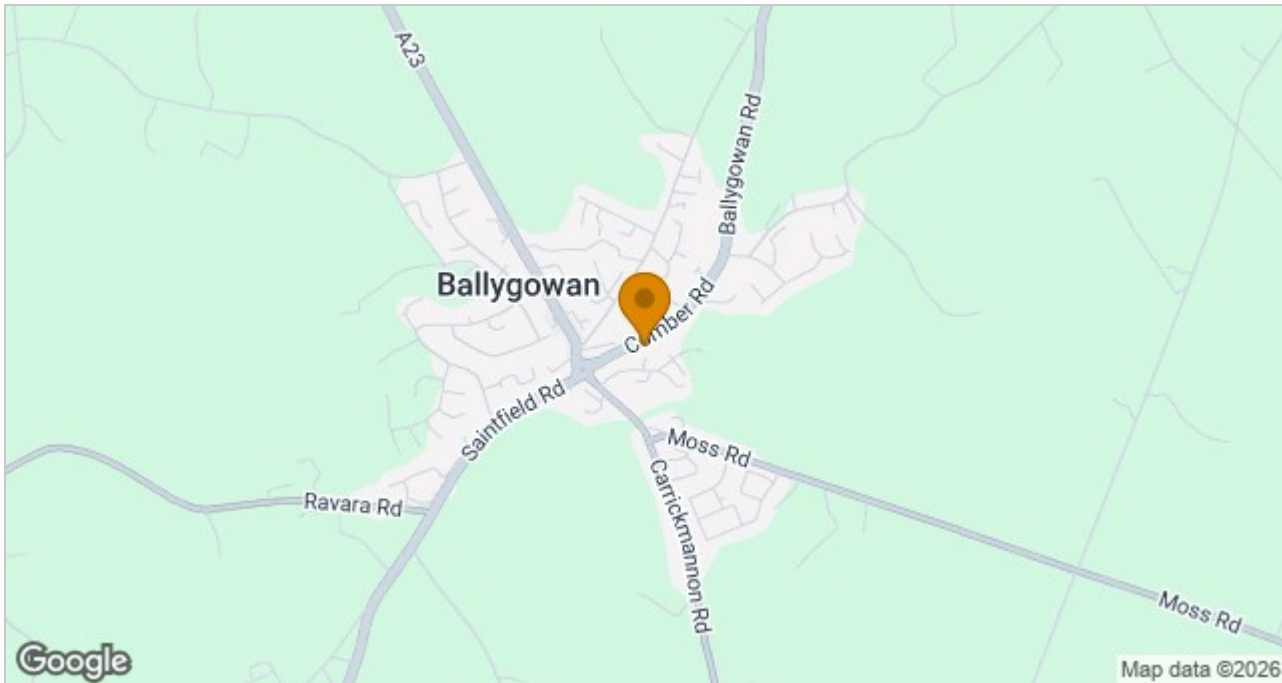


Enclosed, south facing patio area to the rear. Bordered by timber fencing.

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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