

simon**BRIEN**
RESIDENTIAL

244 Ballygowan Road,
Belfast, BT5 7UB



Offers Around £325,000

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KEY FEATURES

- Renovated and Extended Detached Three Bedroom Bungalow on an Excellent Private Site
- Versatile Accommodation Throughout with Superb Reception Space
- Detached Garage with Conversion Potential for a Separate Annex and Spacious First Floor Balcony Providing Beautiful Countryside Views
- Excellent Transport Links to Belfast City Centre, Saintfield, Comber and Further Afield
- Close to Leading Local Schools, Parks, and Belfast City Airport
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Living Room with Outlook to Front
- Kitchen Diner with Bespoke Fully Fitted Kitchen Providing a Range of Built in Units and Appliances, Quartz Stone Worktops, Breakfast Island and Feature Exposed Brick Wall
- Further Sun Room / Family Room with Wood Burning Stove and French Doors to Rear Garden
- Modern Fitted Family Bathroom with White Suite
- Part Floored Roofspace Providing Excellent Additional Storage
- Extensive Private Rear Garden with Panoramic Countryside Views
- Electric Gates Leading to Rear Garden with Private Parking and Turning Space
- Enclosed Front Forecourt Providing Further Private Parking
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Downsizer, Young Professional and Young Family Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this superbly appointed three-bedroom detached bungalow ideally positioned in Crossnacreevy. Occupying an extensive private site, the property also provides excellent versatile internal accommodation. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular parks and shops. The property lies within the catchment area to a range of the area's most prestigious schools.

In short the property comprises of: reception hall, separate lounge, three well appointed bedrooms, main bedroom with en-suite shower room, separate modern family bathroom with white suite, open plan kitchen diner with bespoke fully fitted kitchen and breakfast island and a sun room / family room to the rear with wood burning stove and French doors to the rear garden.

The property further benefits from UPVC double glazing throughout, oil fired central heating, enclosed front garden with pebbled driveway, electric gates leading to a rear courtyard providing further parking, extensive private and landscaped rear garden laid in lawns and a detached garage with partial conversion for an annex providing a spacious balcony with panoramic countryside views.

With generously proportioned rooms sizes providing versatile accommodation, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

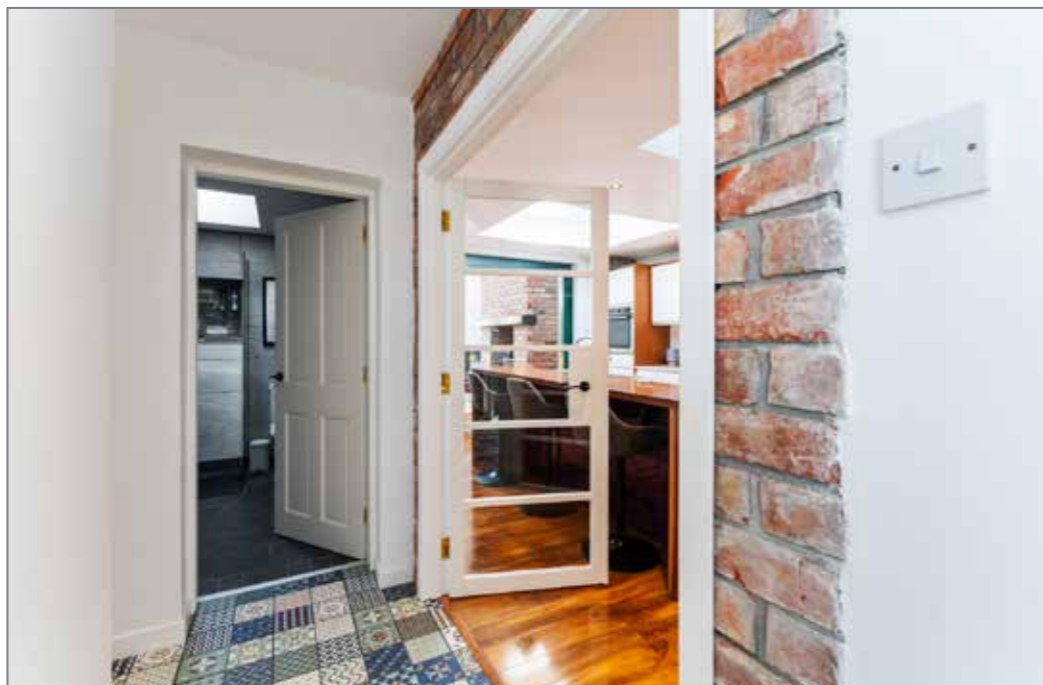
GROUND FLOOR

RECEPTION PORCH:

uPVC composite front door with glass inset into reception porch, tiled floor, access to electric meter

RECEPTION HALL:

Spacious reception hall with access to roofspace hatch via slingsby ladder, roofspace partially floored with upgraded insulation



ENSUITE:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap, built in vanity unit, corner shower unit with glass bi folding door, shower with chrome thermostatic control valve, fully tiled walls, tiled floor, heated towel rail, frosted glass window



SHOWER ROOM:

White suite comprising, low flush WC, floating wash hand basin with chrome mixer tap, built in vanity unit, fully tiled walls, tiled floor, chrome heated towel rail, walk in shower with fixed glass door and soak away shower tray, shower with chrome thermostatic control valve and telephone attachment, velux window, built in hotpress and storage cupboard



KITCHEN/DINER:

17' 1" x 12' 0" (5.21m x 3.66m)

Bespoke fitted kitchen with range of high and low level units, quartz stone worktops, 4 ring touch screen ceramic hob with splashback and glass upstand, built in stainless steel extractor fan, built in high level oven and grill, wooden laminate effect flooring, matte grey floor to ceiling radiator, breakfast island with recessed sink, chrome mixer taps and spray unit, built in sliding bin storage and fridge freezer, additional built in larder/pantry storage, space for seating, hpone charging point, exposed brick wall, velux windows, built in high level microwave, exposed steel beams leading to sun room



LOUNGE:

13' 1" x 12' 0" (3.99m x 3.66m)

Feature fireplace with wooden surround and mantelpiece and cast iron inset

BEDROOM (2):

13' 1" x 11' 1" (3.99m x 3.38m)

Outlook to front

BEDROOM (3):

11' 11" x 8' 1" (3.63m x 2.46m)

Outlook to side



BEDROOM (1):

17' 0" x 13' 0" (5.18m x 3.96m)

Outlook to rear



SUN ROOM:

14' 0" x 12' 0" (4.27m x 3.66m)

Twin velux windows, dual aspect windows, uPVC double glazed French door leading to rear garden, wooden laminate effect flooring, exposed brick wall, wood burning stove with stone reset and tiled inset, wooden mantle piece



UTILITY ROOM:

6' 10" x 6' 1" (2.08m x 1.85m)

Outlook to rear

FIRST FLOOR

LANDING:

24' 1" x 17' 1" (7.34m x 5.21m)

Dual aspect windows, exposed wooden beams, wooden laminate flooring, power and light, uPVC double glazed access door leading to balcony, with glass enclosure and composite hand rail, wooden decking, fantastic private mature outlook

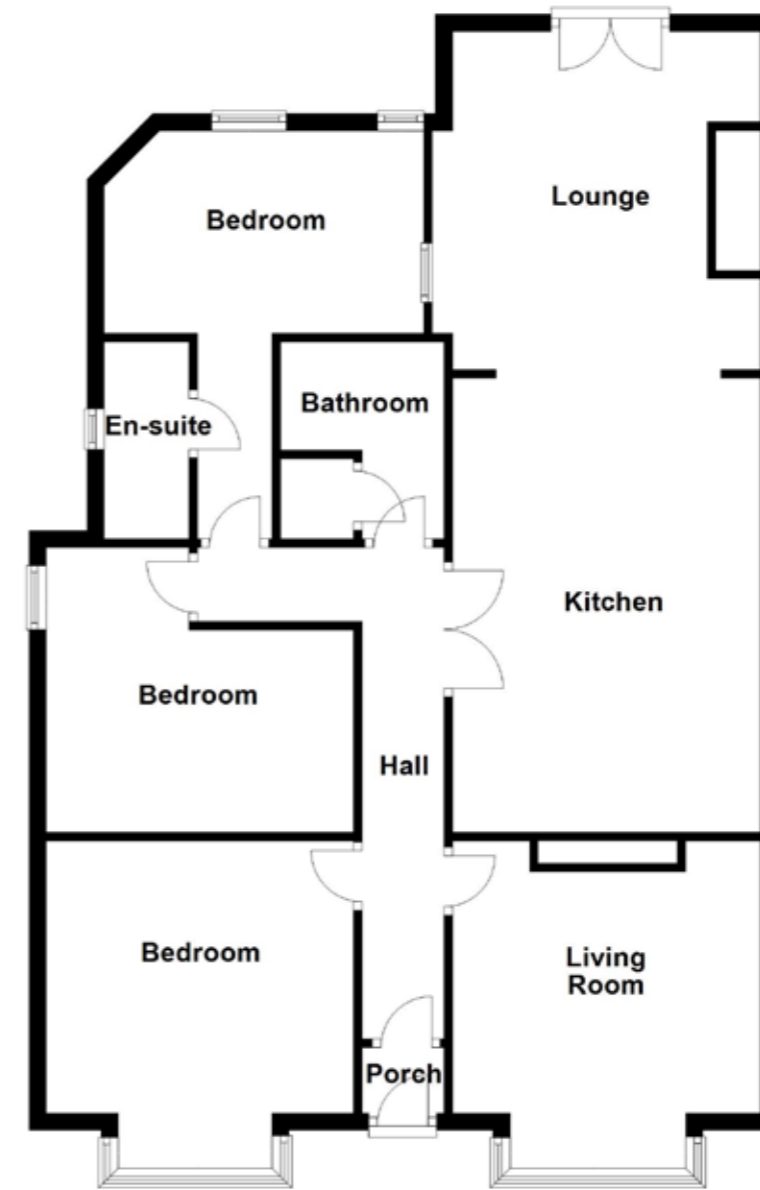
OUTSIDE

Enclosed private rear courtyard with secure wooden gate to side, pebbled with maturing surrounding trees and flower beds, out house and bin storage, wooden access gate leading to land to rear laid in soil and pebbles, mature outlook





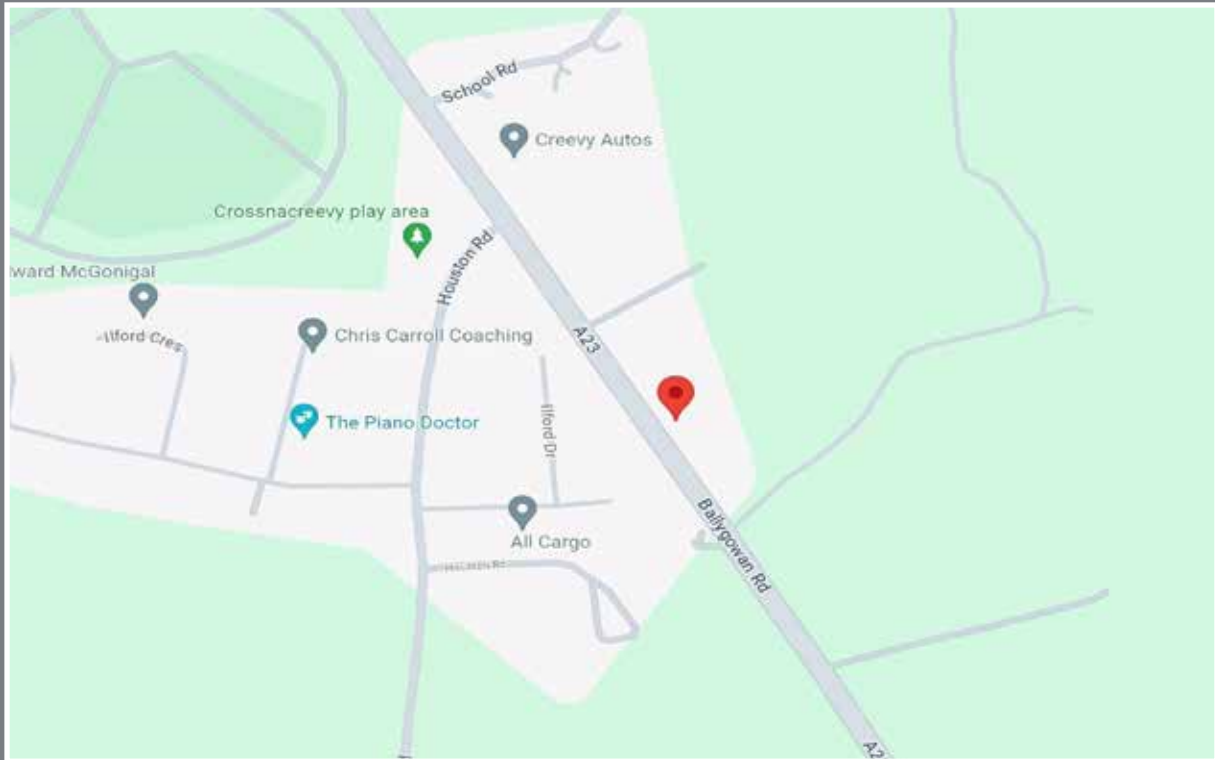
Ground Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

244 Ballygowan Road, Belfast

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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