

simon**BRIEN**
RESIDENTIAL

1 Mossvale Park,
Ballygowan, BT23 6LQ



Asking Price £165,000

Telephone 02890 668888
www.simonbrien.com



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

PVC door. Laminate floor.

CLOAKROOM:

Low flush WC.

OPEN PLAN LIVING/DINING:

LIVING ROOM:

16' 4" x 10' 6" (4.98m x 3.2m)

Attractive feature fireplace. Open to...

DINING ROOM:

10' 7" x 9' 6" (3.23m x 2.9m)

KEY FEATURES

- Attractive Semi-Detached Family Home
- Four Generous Bedrooms
- Spacious Living Room Open To Dining Room
- Modern Fully Fitted Kitchen
- Contemporary Bathroom And Downstairs Cloakroom
- Attached Garage
- Oil Fired Central Heating, Double Glazing
- Enclosed Rear Patio Garden And Generous Driveway Parking
- Ideal For Professional Couple Or Young Family Alike
- Popular And Sought After Location Close To Ballygowan Village With Belfast Within Comfortable Commuting Distance



SUMMARY

This attractive semi-detached home will surely appeal to a wide variety of purchasers in today's market including the young family and professional couple alike.

The property offers ease of access to all local amenities of Ballygowan village with Comber, Saintfield and Belfast city centre within easy commuting distance.

The property is in excellent condition throughout and provides accommodation comprising of four bedrooms, spacious open plan living/dining room together with modern fully fitted kitchen and bathroom. Externally there is ample driveway parking, rear patio garden and attached garage.

Viewing is by appointment through our Lisburn Road office on 028 9066 8888.





KITCHEN:
14' 0" x 11' 0" (4.27m x 3.35m)

Excellent range of high and low level units. Inset sink. Four ring hob. Double electric oven. Integrated fridge freezer and dishwasher. Tiled floor. Door to rear.

FIRST FLOOR
BEDROOM (1):
11' 8" x 11' 4" (3.56m x 3.45m)

Laminate floor.

BEDROOM (2):
14' 5" x 8' 3" (4.39m x 2.51m)





BEDROOM (3):
14' 0" x 8' 5" (4.27m x 2.57m)

BEDROOM (4):
9' 7" x 9' 0" (2.92m x 2.74m)

BATHROOM:
White suite. Panelled bath with mixer tap. Separate shower enclosure. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor.

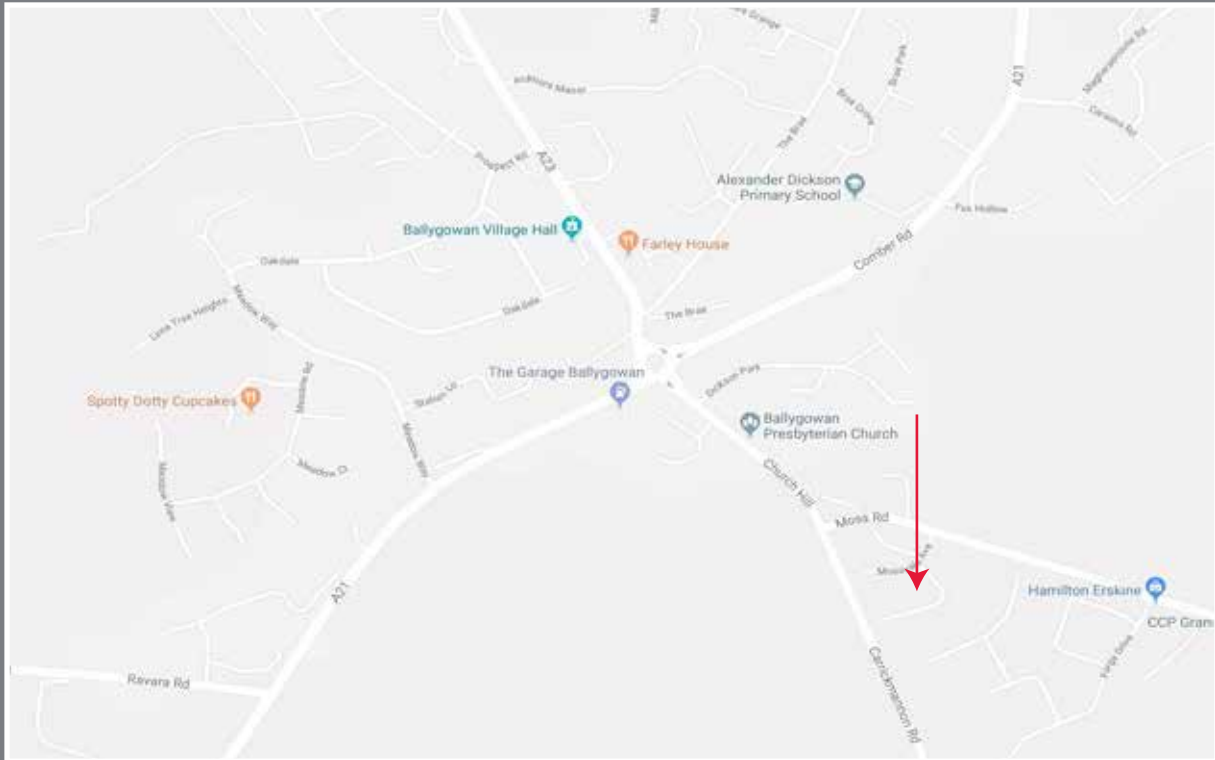
LANDING:
Hotpress. Access to roofspace.

OUTSIDE
Rear patio. Driveway parking.

INTEGRAL GARAGE:
15' 7" x 8' 3" (4.75m x 2.51m)
Roller door. Light and power.



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.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/A/19/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		66
E 39-54	45	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9841-0329-7250-1034-0996

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
60 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.