



18 Fox Hollow, Comber Road, Ballygowan, BT23 5GU

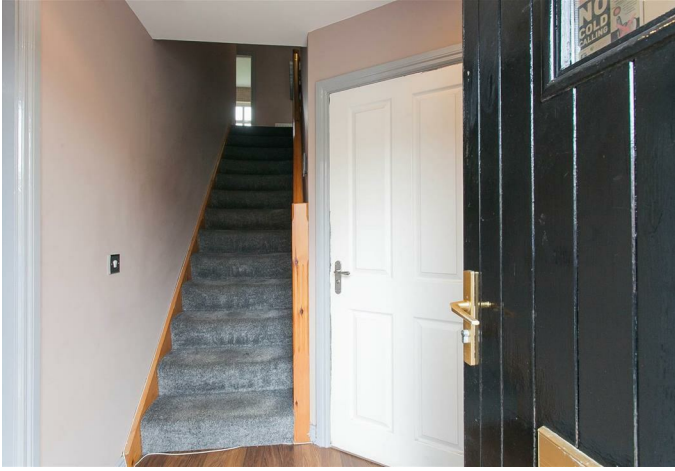
Asking Price £189,950

Set in a small cul de sac development just off the Comber Road, a short distance from the roundabout, it is also a short walk to the amenities within Ballygowan itself, and convenient to Comber, Newtownards, Saintfield and also Belfast. Constructed approximately 15 years ago, this home has been well maintained throughout and would suit a wide range of purchasers from the family unit to 1st time buyers or those wishing to upsize. Comprising 4 well proportioned bedrooms, master with en-suite and a walk in robe and a modern white bathroom suite on the 1st floor, there is a bright and spacious lounge with family dining area that opens to a modern fitted kitchen with a separate utility room. In addition there is a very handy ground floor w/c. Outside there is a driveway with parking for 2-3 cars, a good size and enclosed rear garden laid in lawn. A fine home that upon viewing we believe that you like what you see also!

- Modern build mid townhouse
- Spacious lounge open to dining
- Utility room
- Gas heating
- Good size rear gardens
- Four good size bedrooms
- Modern fitted kitchen
- En-suite to master bedroom
- Parking spaces
- Cul de sac position

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		68	74
EU Directive 2002/91/EC			

Entrance Hall



Glazed solid wood front door opens onto entrance hall with wooden flooring.

Ground Floor W.C 2'7" x 6'5" (0.81m x 1.98m)



White suite comprising of w.c and wash hand basin. Tiled flooring and walls.

Lounge 17'1" x 11'8" (5.23m x 3.56m)



Spacious lounge with bay window and fireplace housing gas fire (not connected to gas supply) with high gloss black stone hearth and surround. Wooden Flooring. Open to:

Dining Area 11'9" x 8'11" (3.59m x 2.74m)



Dining area open to lounge and kitchen with glazed wooden patio doors that open onto enclosed rear garden. Wooden Flooring.

Modern Fitted Kitchen 9'3"x 11'9" (2.83mx 3.59m)



Modern Fitted Kitchen with a selection of upper and lower level units with black granite worktops. Plumbed for dishwasher and connections for American style fridge fridge freezer and electric oven with gas hobs. Fitted with stainless steel overhead extractor fan. High gloss black tile flooring.

Utility Room 8'9" x 3'11" (2.68m x 1.20m)

Utility room with black granite worktops and plumbed for washing machine. High gloss black tile flooring.

First Floor



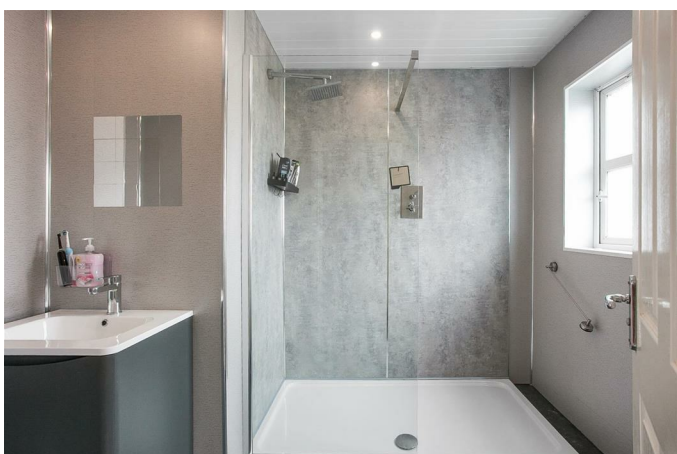
Spacious landing with built-in cupboard gives access to gas boiler and additional storage. Access to loft space.

Bedroom 1 13'7" x 12'11" (4.16m x 3.94m)



Spacious double bedroom with walk-in wardrobe.

Ensuite 7'6" x 10'2" (2.31m x 3.11m)



(at widest points) White shower suite comprising of walk-in shower, w.c and wash hand basin with vanity. Pvc wall panelling and tile effect vinyl flooring.

Bedroom 2 12'11" x 10'11" (3.94m x 3.34m)



Bedroom 3 12'1" x 8'11" (3.69m x 2.73m)



(at widest points) Built-in storage.

Bedroom 4 12'0" x 8'5" (3.68m x 2.57m)



Built-in storage and laminate flooring.

Contemporary White Bathroom suite 7'6" x 7'1" (2.31m x 2.17m)



Contemporary white bathroom suite comprising of frees standing oval bath with stainless steel mixer taps and shower attachment, wash hand basin and w.c. Tiled walls and flooring.

Off Street Parking

Off street parking to the front of the property which can accommodate 3-4 cars. Access to rear a garden via two side alleys.

Enclosed Rear Garden

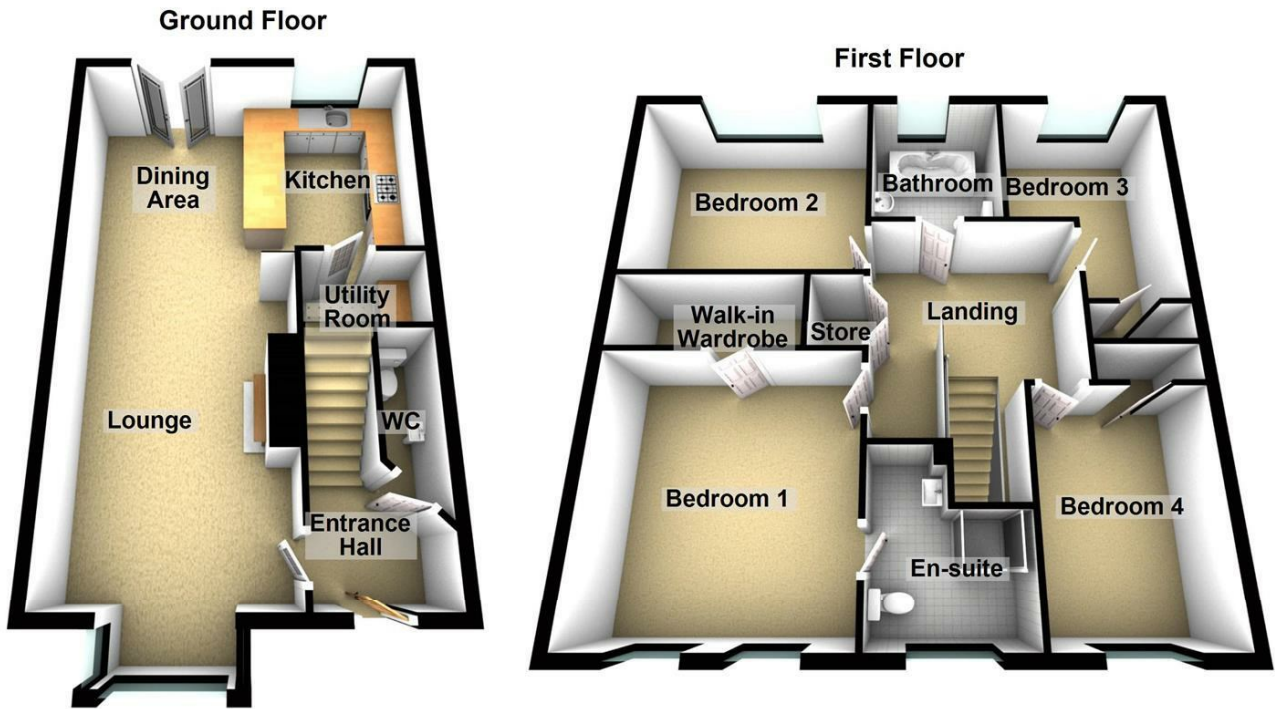


Enclosed rear garden with small decking area.

Rear aspect



Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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