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Estate Agent
Auctioneer
Property Consultant

FOR SALE

4 Lime Tree Heights Ballygowan



A bright, spacious family home benefiting from a flexible layout and potentially six bedrooms. Located in a sought after cul-de-sac within walking distance of the village coffee shops. Well rated schools are within walking distance as are excellent transport links.

- **Spacious lounge with bay window and wood burning stove**
 - **Kitchen / breakfast room plus separate dining room**
 - **6 Bedrooms**
 - **Ground floor cloak room and first floor bathroom**
 - **Spacious gardens**
 - **Detached garage**
 - **Oil fired central heating**
 - **UPVC double glazing**

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ACCOMMODATION

Entrance hall

White UPVC double glazed front door with decorative glass pane and glass side panels.
Wood effect laminate flooring.
Double panel radiator.
Cloak cupboard.
Stairs to first floor with storage cupboard under.

Lounge

12'7 x 17'9 / 3.9 x 5.5m max.
Feature bay window.
Wood effect laminate flooring.
Wood burning stove.
Corniced ceiling.
Spot lights.
Double french doors to;



Dining room

9'9 x 11'4 / 3 x 3.5m
Wood effect laminate flooring.
Corniced ceiling.
Double panel radiator.



Kitchen

16'3 x 9'11 / 5 x 3m
Range of high and low level units.
Franke sink unit with 1½ basins, single drainer and mixer tap.
Plumbed for dishwasher.
Part tiled walls.
Tongue and groove panelled ceiling with spot lights.



Bedroom 5

10'9 x 8'6 / 3.3 x 2.6m
Single panel radiator.
Ceiling spot lights.

Bedroom 3 / office

11'5 x 10'1 / 3.5 x 3.1m
Patio doors to rear.
Double panel radiator.
Spot lights.

Bedroom 4

9'8 x 9'10 / 3 x 3m
Integral wardrobe.
Single panel radiator.

Rest room

7'1 x 6'7 / 2.2 x 2m max.
WC and wash hand basin.
Double panel radiator.



First floor

Landing

Velux style window.
Walk in hot press.
Storage cupboard under eaves.
Spot lights.
Access to loft.

Bathroom

11'6 x 8'6 / 3.5 x 2.6m
Cream colour suite comprising bath with mixer tap, vanity sink unit with mixer tap, WC and shower enclosure.
Fitted cupboards.
Walls tiled.
Spot lights.
Shaver socket.
Double panel radiator.
Velux type window.



Bedroom 2

9'8 x 14'9 / 3 x 4.5m
Integral wardrobe with mirror doors.
Dado rail.
Double panel radiator.



Bedroom 1

15'2 x 9'7 / 4.6 x 3m
Built in cupboards.
Spot lights.
Double panel radiator.
Storage cupboard under eaves.

Bedroom 6 / Dressing room

7'11 x 9'8 / 2.4 x 3m
Single panel radiator.

EXTERIOR

Garage

19' x 24' / 5.8 x 7.3m
Up and over vehicle door plus pedestrian door to the side.
Plumbed for washing machine.

Front garden laid out in lawn.
Tarmac drive way with ample parking space.
Large south facing rear garden laid out in lawn with range of mature trees and shrubs.
Paved patio area.
Outside tap.
Exterior lights at front, rear and garage doors.



Price: Offers in the region of £220,000.

Rateable Capital: £200,000.00 (From lpsni.gov.uk)

Rates payable per annum: Approximately £1,742.00.

Tenure: Believed to be Leasehold. (Details to follow).

EPC: (Details to follow).

Viewing: Strictly by appointment with agent.

Directions: Nine miles from Belfast city centre via A23 Ballygowan Road. At Ballygowan village roundabout take A21 Saintfield Road for a quarter mile then turn right into Meadow Way. Take the second left into Lime Tree Heights and No. 4 is on the left.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary. The asking price excludes carpet, curtains and blinds).