

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

26 Dickson Park

Ballygowan



A renovation project at an attainable price, in a sought after area. Ballygowan village has a wide range of amenities within walking distance such as a playground, Alexander Dickson Primary School, coffee shops, takeaways, community centre, chemist and there's always entertainment in Gourley's bar. Located less than 10 minutes drive to Saintfield and Comber, 20 to 30 minutes' drive from Belfast and Newtownards and on the bus route for schools. This semi-detached house offers a great investment opportunity and is being sold chain free.

3 Bedrooms
Sitting room with fireplace
Kitchen and bathroom
Double glazed windows and doors
Garage / workshop
Plumbed for oil fired central heating, new boiler may be required

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ACCOMMODATION

Entrance hall

Wood effect laminate flooring.

Stairs to first floor.

UPVC front door with glass side panel.

Lounge

14'5 x 14' / 4.4 x 4.3m max.

Open fire with tiled surround.

Under stair storage cupboard.



Kitchen / Dining room

16'11 x 8'7 / 5 x 2.6m min.

Range of high and low level units.

Stainless steel single drainer sink unit.

PVC door with decorative glass pane leading to rear patio.



Landing

Access to loft.



Bathroom

6'3 x 5'9 / 1.9 x 1.8m

Bath, wash hand basin and WC.

Bedroom 2

8'9' x 10'5 / 2.7 x 3.2m

Bedroom 1

8'8 x 12'3 / 2.7 x 3.7m min.

Hot-press with insulated copper tank.

Integral wardrobe.

Bedroom 3

8' x 10' / 2.4 x 3m max.

Integral wardrobe.



Exterior

Outside tap.

Garage/work shop.

Shed.

NB Please note the oil fired central heating boiler does not currently function.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Price: Offers in the region of £120,000.

Rateable Capital: £80,000.00 (From lpsni.gov.uk)

Rates payable per annum: Approximately £800.

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment with agent.

Directions: Coming into Ballygowan on the A23 from Belfast take the second exit off the roundabout into Church Hill. Turn left into Dickson Park and No. 26 is 100 yards 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).

As a business carrying out estate agency work when we enter into a relationship with a customer we are required to verify the identity of purchasers as outlined in Money Laundering and Financial Sanctions Regulations. In accordance with legislation any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with us. The information will be held in accordance with the Data Protection Act and will not be passed on to any other party unless we are required to do so by law.