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LETTING SPECIALISTS

**21 Dickson Park | Ballygowan, BT23 6JB**  
**OFFERS AROUND £129,950**

**Scan for Property Details  
and to Arrange a Viewing**



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**Offers Around £129,950**  
Semi-Detached  
4 Bedrooms  
1 Reception

## Property Features

- Extended Semi-Detached Property Within Walking Distance to Ballygowan
- Close to Well Renowned Alexander Dickson Primary School and Carrickmannon Primary School
- Four Well Proportioned Bedroom, One of which is Situated on the Ground Floor Offering Versatile Living and has the Added Bonus of an Ensuite Shower room
- Open Plan Living Room with feature Fireplace and Understair Storage
- Kitchen Open Plan to Ample Dining Area
- Three Piece Coloured Suite Family Bathroom
- Oil Fired Central Heating and Double Glazing Throughout
- To the Front of the Property a Small Easy Maintained Lawn Area
- To the Rear of the Property a Fully Enclosed Patio Area and a Shed Perfect for Additional Storage
- Although in Need of Some Modernisation, this Property will Appeal to a Wide Range of Purchasers, Including First Time Buyers, An Investor, A Growing Family and The Downsizing Market
- Early Viewing Highly Recommended to Fully Appreciate What is on Offer and the Excellent Opportunity Available to a Purchaser
- Broadband Speed - Ultrafast





# Accommodation

## Ground Floor

Entrance Porch & Hall

Living Room  
12'1" x 13'12"

Kitchen  
9'6" x 16'5"

Hallway

Downstairs Bedroom  
13'2" x 12'12"

En suite Bathroom

## First Floor

Landing

Master Bedroom  
15'1" x 8'8"

Bedroom Three  
10'6" x 7'5"

Bedroom Four  
8'4" x 9'10"

Family Bathroom

## Outside

Front Garden Laid in Lawn

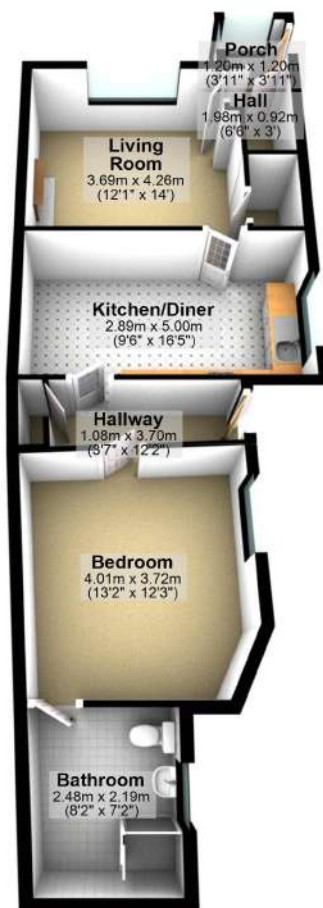
Fully Enclosed Rear Patio Area

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)

This semi-detached property is situated within walking distance of Ballygowan, offering a range of local amenities including the local Spar, chemist, chipshops, hardware store and the well renowned Alexander Dickson Primary school. The address also offers convenience to public transport links and road networks for commuting to work and schools in Belfast, Carryduff, Comber and Saintfield. Strangford Lough is also only a 20 minute drive away offering a range of water sports. There are a number of popular restaurants nearby including The Poachers Pocket, Balloo House and Daft Eddy's. This deceptively spacious extended home provides a wealth of versatile accommodation. Comprising of a spacious living room, kitchen open plan to ample dining area, downstairs bedroom with ensuite. To the first floor there are three further well proportioned bedrooms and a family bathroom. Externally, the property has a lawned area to the front and a fully enclosed small patio area to the rear, perfect for entertaining. Further benefits include double glazing throughout and oil fired central heating. Although in need of some modernation, this property will appeal to a wide range of purchasers. It would be perfect as a first time home, an investor, a growing family looking for a little extra space and also the downsizing market. With so much potential we anticipate demand will be high and recommend your earlier inspection to see what this home has to offer.

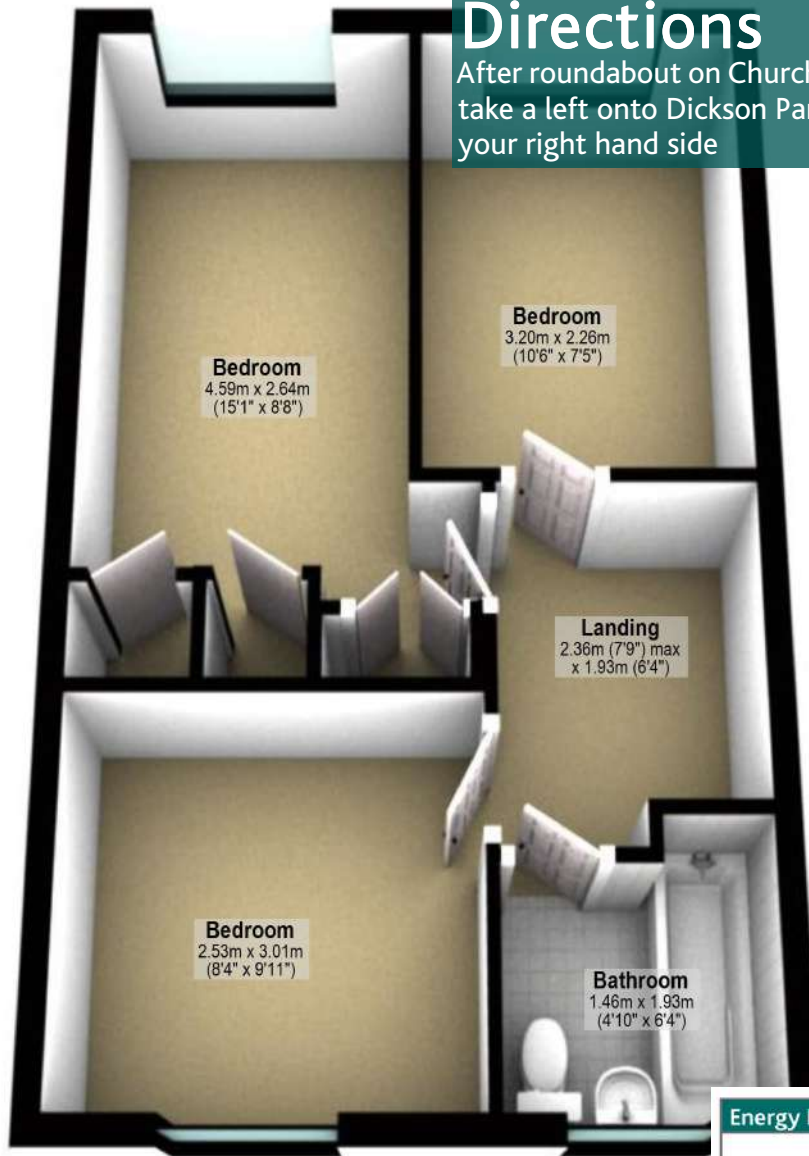


Ground Floor



# Directions

After roundabout on Church Hill heading towards Raffrey take a left onto Dickson Park. Number 21 will be on your right hand side



**Bedroom**  
4.59m x 2.64m  
(15'1" x 8'8")

**Bedroom**  
3.20m x 2.26m  
(10'6" x 7'5")

**Landing**  
2.36m (7'9") max  
x 1.93m (6'4")

**Bedroom**  
2.53m x 3.01m  
(8'4" x 9'11")

**Bathroom**  
1.46m x 1.93m  
(4'10" x 6'4")

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) <b>A</b>			
(81 - 91) <b>B</b>			
(69 - 80) <b>C</b>			
(55 - 68) <b>D</b>		66	68
(39 - 54) <b>E</b>			
(21 - 38) <b>F</b>			
(01 - 20) <b>G</b>			
Not energy efficient - higher running costs			



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

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