



2 Westland Park

Ballywalter, Newtownards, BT22 2TD

"A little context to begin with. When Boland Reilly built these superb detached family homes there were a range of additional options for buyers. This property represents the highest specification of those choices and offers approx. 2,150 sq.ft. including a sun room, an integral garage and up to 6 bedrooms, if required, including a master suite with en-suite shower room and walk in wardrobe. This is a home that simply must be viewed to be fully appreciated."

Presented to a beautiful standard throughout this home offers a spacious lounge, with feature fireplace, a generous kitchen/diner, with modern gloss units, a sun room, utility room and an integral garage. On the ground floor there is a luxury family bathroom plus 3 bedrooms, currently utilised as a guest bedroom, home gym and TV room. Heading upstairs you'll find the generous master suite, with en-suite and walk in dressing room, plus two additional bedrooms, one currently utilised as a home office, and a modern shower room. The property benefits from uPVC double glazing & fascia and oil fired central heating.

Externally there are gardens in lawn to front & side with tarmac driveway and a fully enclosed, south facing rear garden with paved patio, pebbled beds, mature shrubs and private bins storage area. With the beach just a short walk from your front door this is a luxurious and spacious family home at a very realistic price.

Offers Around £315,000

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- Spacious detached family home
- Up to 6 bedrooms if required
- Master suite with shower room & walk in dressing room
- Lounge with feature fireplace
- Modern kitchen/diner + Utility room
- Spacious sun room
- Ground floor bathroom + 1st floor shower room
- Integral garage
- uPVC double glazing & fascia - Oil fired central heating
- Please see our website for full details

Entrance

Hallway

Lounge

17'5x13'7 (5.31mx4.14m)

Kitchen/Diner

22'5x10'5 (6.83mx3.18m)

Sunroom

11'6x11'2 (3.51mx3.40m)

Utility room

9'10x5'7 (3.00mx1.70m)

Bathroom

10'5x 8 (3.18mx 2.44m)

Bedroom 4

11'9x13'9 (3.58mx4.19m)

Bedroom 3

10'5x11'9 (3.18mx3.58m)

Bedroom 6/TV room

10'5x8'11 (3.18mx2.72m)

First floor landing

Bedroom 1

11'9x13 (3.58mx3.96m)

Ensuite

10'3x6'3 (3.12mx1.91m)

Dressing room

6'4x10'3 (1.93mx3.12m)

Bedroom 2

11'8x13 (3.56mx3.96m)

Bedroom 5/ Study

Shower room

7'9x6'6 (2.36mx1.98m)

Garage

18x9'11 (5.49mx3.02m)

Outside

Tenure

Public Notice

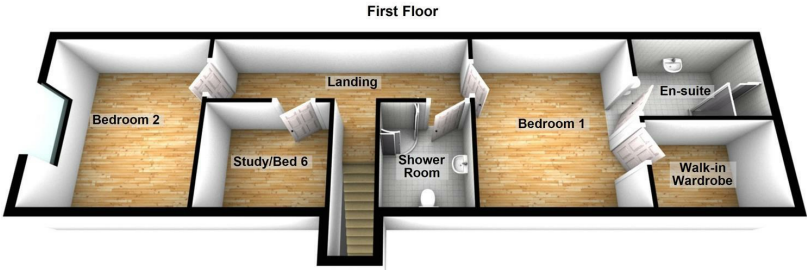
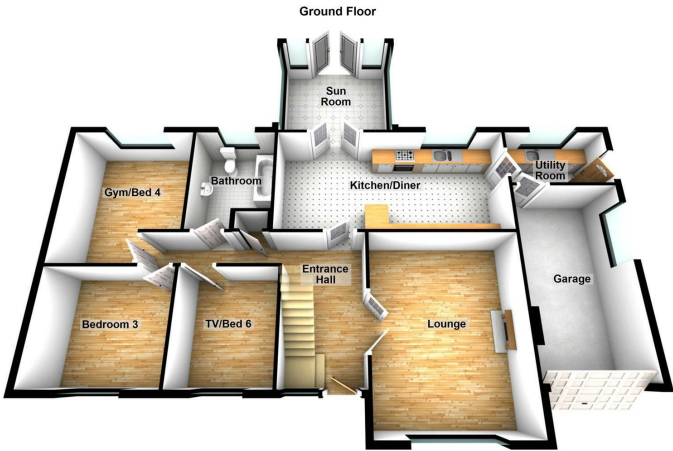
Property misdescriptions



Directions



Floor Plan



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