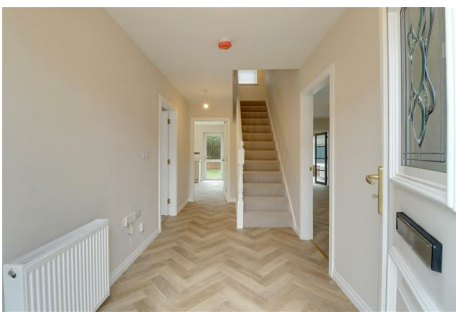




15 Demesne Drive

Ballywalter, Newtownards, BT22 2UJ

"Shoes off or shoes on? This is definitely a "shoes off" kind of property because I REALLY don't want to be the person that spoils this pristine finish."

This spacious detached home extends to approximately 1,650 sq.ft. and has just undergone a complete renovation and modernisation, despite only being 20 years old to begin with. Now it is once again a beautifully presented, turnkey standard home ready for new occupants or a family to make the most of the versatile accommodation.

The property offers 4 first floor bedrooms, including a master with en-suite shower room, and a modern family bathroom. The ground floor features a spacious lounge, with feature fireplace, plus additional sun room, a modern kitchen/diner, a ground floor cloakroom and a final TV/Dining room or 5th bedroom. Additionally there is an attached garage which is plumbed for utilities. The home benefits from uPVC double glazing and oil fired central heating with "Nest" controls for maximum convenience. Externally there are gardens to front & rear in lawn plus a tarmac driveway and parking area whilst the beautiful Ballywalter beach is close by.

Where else are you going to get so much home for your money? Internal viewing is essential to fully appreciate this lovely property.

Offers Around £275,000

15 Demesne Drive

Ballywalter, Newtownards, BT22 2UJ



- Fully modernised detached family home
- Modern kitchen with dining area
- Attached garage with utility area
- Up to 5 bedrooms - Master en-suite
- Sun room with semi vaulted ceiling
- Gardens to front, side & rear in lawn with paved patio
- Spacious lounge with feature fireplace
- Family bathroom + ground floor WC
- Tarmac driveway and parking area
- Please see our website for full details

Entrance

Entrance Hall

15'11x6'9 (4.85mx2.06m)

Lounge

18'6x10'8 (5.64mx3.25m)

Sunroom

12x10'10 (3.66mx3.30m)

Kitchen/diner

16'8x12'10 (5.08mx3.91m)

WC

6'10x2'10 (2.08mx0.86m)

TV room/Bedroom 5

10'4x9'7 (3.15mx2.92m)

First floor landing

Bathroom

9'9x5'6 (2.97mx1.68m)

Bedroom 1

15'3x10'7 (4.65mx3.23m)

En Suite

10'7x3 (3.23mx0.91m)

Bedroom 2

13'3x9'5 (4.04mx2.87m)

Bedroom 3

10'9x9'1 (3.28mx2.77m)

Bedroom 4

7'5x9'1 (2.26mx2.77m)

Garage

18'5x9'11 (5.61mx3.02m)

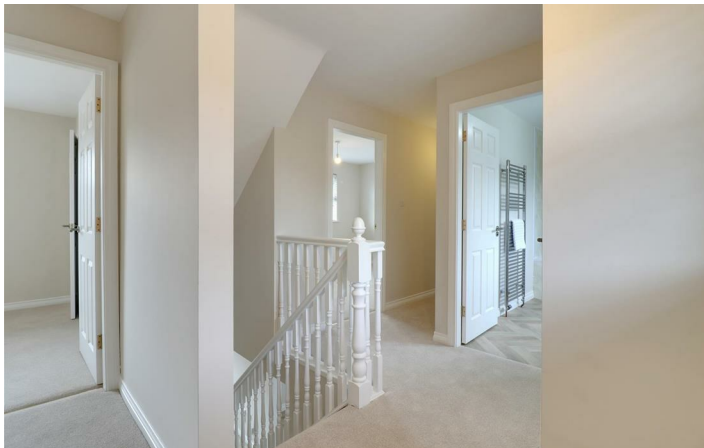
Outside

Tenure

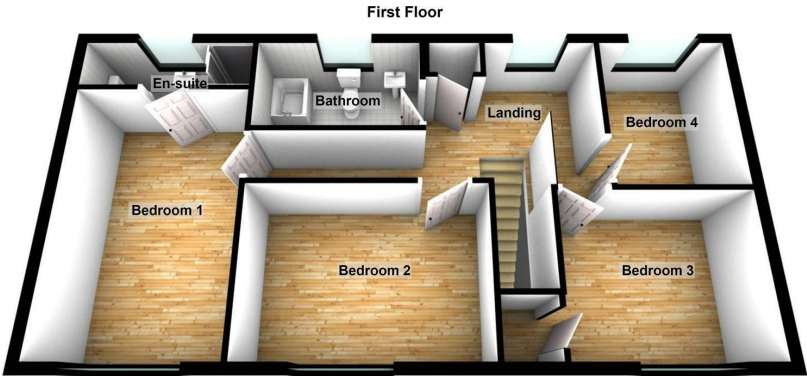
Property misdescriptions



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		