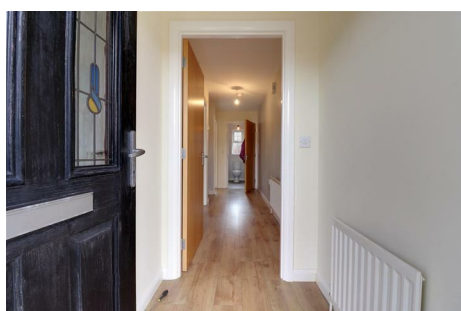




10 Bartleys Wood

Ballywalter, Newtownards, BT22 2GJ

Located just a short walk from the beautiful Irish sea coastline and stunning beaches, this modern end of row townhouse would make an excellent first time buy, holiday home or buy to let purchase.

The property offers 3 first floor bedrooms and a family bathroom plus a ground floor lounge, with feature multi fuel stove, kitchen/diner and WC.

It benefits from uPVC double glazing & oil fired central heating and provides an excellent blank canvas from which to create your perfect home.

Externally there are gardens to front and rear in lawn with brick paved and pebbled driveway, plus a communal green to the front, whilst local amenities and that stunning coastline are just a short walk away.

Demand is expected to be high so contact us today to avoid disappointment.

Offers Around £145,000

10 Bartleys Wood

Ballywalter, Newtownards, BT22 2GJ



- Modern end townhouse
- Kitchen/diner
- Oil fired central heating
- Short walk to the beach.
- 3 bedrooms
- Bathroom
- Gardens front and rear in lawn
- Lounge with multi fuel stove
- uPVC double glazing
- Brick paved and pebbled driveway

Entrance

Porch

4'10x4 (1.47mx1.22m)

Lounge

17x12'6 (5.18mx3.81m)

Kitchen/diner

12'7x10 (3.84mx3.05m)

WC

6'5x4 (1.96mx1.22m)

Landing

Bathroom

6'11x6'5 (2.11mx1.96m)

Bedroom 1

13'9x8'9 (4.19mx2.67m)

Bedroom 2

13'8x10 (4.17mx3.05m)

Bedroom 3

10'7x7'11 (3.23mx2.41m)

Outside

Tenure

Property misdescriptions

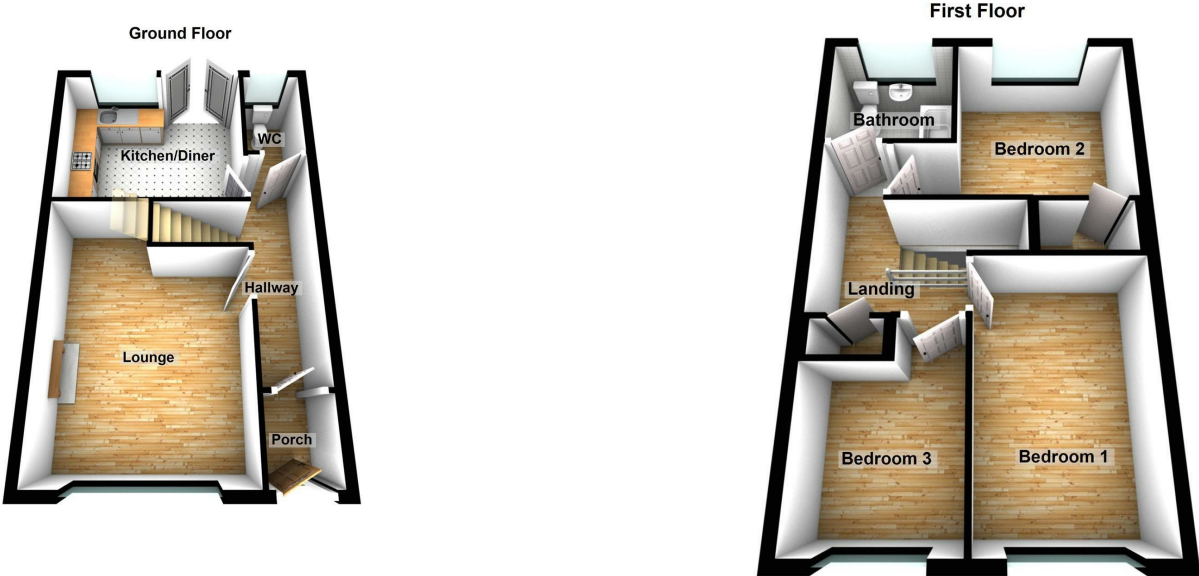


Directions

Travelling out of Ballywalter towards Greyabbey along Greyabbey Road, turn left into Bartleys Wood and number 10 is located on the left facing the green.



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	