



64 Bartleys Wood

Ballywalter, Newtownards, BT22 2GJ

Benefiting from the additional space above the underpass, this modern, mid townhouse is both deceptively spacious and nicely presented with some lovely touches that would make it an enviable first time buy, holiday home or fresh start.

The property offers 3 first floor bedrooms, with the master bedroom the main beneficiary of that additional floor space, plus a family bathroom. The ground floor boasts a good lounge, with feature multi fuel stove, a WC and a practical kitchen/diner, with patio doors to the rear garden.

Externally there is a brick paved parking area to the front for several vehicles and an enclosed low maintenance garden to the rear with artificial grass and paved patios. The property benefits from uPVC double glazing, oil fired central heating and upgraded wooden doors throughout the ground floor.

The beautiful Ballywalter beach is a short walk from the property and Newtownards is within easy reach by road.

Internal viewing is highly recommended.

Offers Around £149,950

64 Bartleys Wood

Ballywalter, Newtownards, BT22 2GJ



- Modern mid townhouse
- Kitchen/diner
- Enclosed yard to rear with paving & artificial grass
- Ideal first home, holiday let or fresh start
- 3 bedrooms - Particularly spacious master bedroom above underpass
- Family bathroom + ground floor WC
- uPVC double glazing - Oil fired central heating
- Lounge with multi fuel stove
- Brick paved parking to front
- A short distance from the beach

Entrance

Porch

4'10x4 (1.47mx1.22m)

Entrance hall

15'6x4 (4.72mx1.22m)

Lounge

17x12'6 (5.18mx3.81m)

Kitchen/diner

12'8x10 (3.86mx3.05m)

WC

6'4x3'10 (1.93mx1.17m)

Landing

Bathroom

6'10x6'6 (2.08mx1.98m)

Bedroom 1

13x13'1 (3.96mx3.99m)

Bedroom 2

13'3x13'2 (4.04mx4.01m)

Bedroom 3

10'1x7'10 (3.07mx2.39m)

Outside

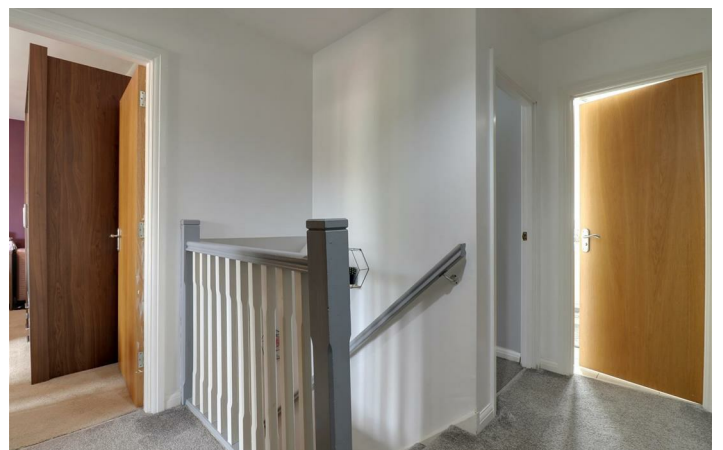
Tenure

Property misdescriptions

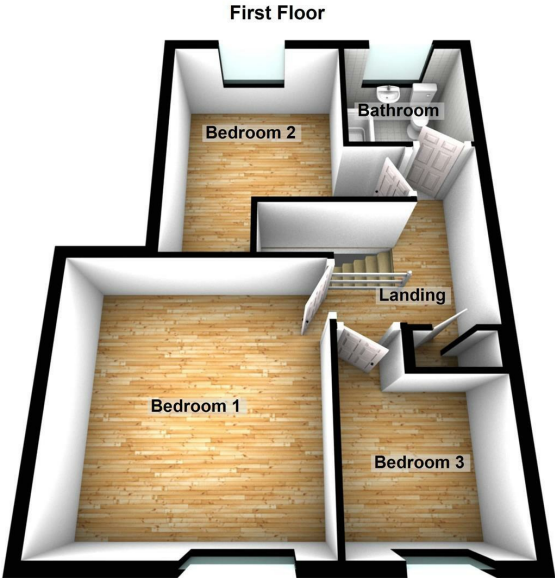
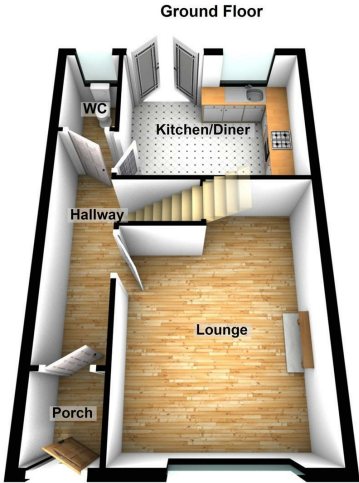


Directions

Travelling out of Ballywalter towards Greyabbey along Greyabbey Road, turn left into Bartleys Wood and follow the road around to the left. Take the first and number 64 is on the right.



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		