

35 Westland Drive Ballywalter, Newtownards, BT22 2TH

I've always been a fan of these "Westland" properties in Ballywalter due to their quality Boland Reilly build, their unrivalled versatility and, quite simply, their fantastic value for money. 35 Westland Drive turns the traditional layout around somewhat but still offers up to 5 bedrooms if required and must be viewed internally to be fully appreciated.

Upon entering you'll find a spacious lounge with feature rustic brick fireplace and French doors to a separate dining room. Along the hallway you'll discover the beautiful kitchen/diner, utility and integral garage. In between there's the spacious and practical family bathroom plus two additional rooms, one currently utilised as a charming "snug" with rustic brick fireplace. Head upstairs and you'll find 3 further bedrooms, including a very spacious master, and a luxury shower room. Everything is presented to the same exacting and charming standard - hints of old world "Enid Blyton" charm but all in great taste with modern conveniences.

The property benefits from an integral garage with generous brick paved driveway and lawn to the front plus a fully enclosed rear garden with brick paved patio, lawn and private countryside aspect beyond. It has uPVC double glazing and fascia and oil fired central heating via a new boiler.

With the beautiful Ballywalter beach just a short walk away, and the property offering tantalising sea glimpses, this would be an amazing home for a growing family or a lovely place in which to enjoy retirement.

Price £299,950

35 Westland Drive

Ballywalter, Newtownards, BT22 2TH



- Beautifully presented detached home
- Lounge with feature fireplace
- Integral garage
- Countryside to rear and sea glimpses to the front
- Versatile accommodation with 5 bedrooms if required
- Luxury ground floor bathroom - First floor shower room
- uPVC Double glazing & fascia - Oil fired central heating
- Luxury hand built "Cottage style" kitchen with dining area plus utility room.
- Dining room - Snug
- Gardens to front and rear in lawn with brick paved driveway and patio

Entrance

Entrance hall

Lounge

18x13'4 (5.49mx4.06m)

Dining room

10'11x10'5 (3.33mx3.18m)

Kitchen/diner

21'6x13'8 (6.55mx4.17m)

Utility room

10x5'5 (3.05mx1.65m)

Snug/Bedroom 4

13x10'4 (3.96mx3.15m)

Study/Bedroom 5

10'4x7'10 (3.15mx2.39m)

Bathroom

10'5x9'9 (3.18mx2.97m)

Landing

Bedroom 1

17'11x13'2 (5.46mx4.01m)

Shower room

8x7'11 (2.44mx2.41m)

Bedroom 2

13x10'1 (3.96mx3.07m)

Bedroom 3

13'5x7'10 (4.09mx2.39m)

Garage

18'7x10 (5.66mx3.05m)

Outside

Location

Tenure

Property misdescriptions

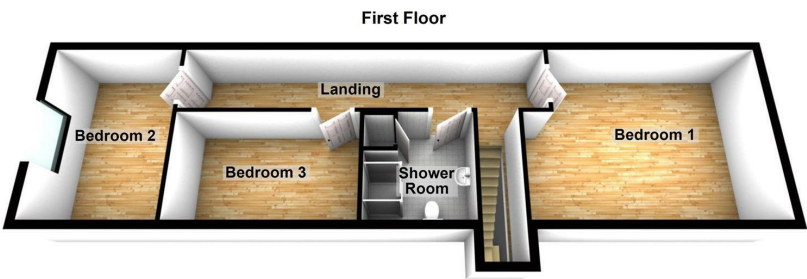


Directions

Travelling into Ballywalter along Dunover Road turn right into Westland Road then right again into Westland Drive and number 35 is directly ahead.



Floor Plan



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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		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	