



70 Bartleys Wood , Ballywalter, BT22 2GJ

As it says on the bedroom wall of this property - "Be You Tifull!"

This is not your average semi detached home. Although still of recent construction it has already benefited from some lovely modern upgrades and improvements resulting in a truly "One of a kind" home that will be the envy of all your friends and a delight to call home.

The property offers 3 bedrooms, including a master with en-suite shower room, a family bathroom, a modern kitchen/diner with breakfast bar, a separate utility and cloakroom and a simply stunning lounge, with feature multi fuel stove and feature lighting. In addition there is a floored roof space, with velux window, accessed via a slingsby ladder whilst, externally, there is a useful detached garage and lovely gardens front & rear, in lawn with brick paved and pebbled driveway. It benefits from uPVC double glazing and oil fired central heating.

The standard of presentation is first class and the new owner will be able to move straight in and enjoy their new home. Did I mention that the beach is just a short distance into the village? A location that is the icing on the cake of this beautiful property.

Internal viewing is essential.

Offers Around £179,950

70 Bartleys Wood

, Ballywalter, BT22 2GJ



- Beautifully presented and modernised semi detached home
- 3 bedrooms - master en-suite
- Lounge with multi fuel stove
- Luxury kitchen with breakfast bar
- Utility Room plus separate WC
- Family bathroom
- Floored roof space with slingsby ladder and velux window
- Detached garage with pebbled & brick driveway + lawns
- uPVC double glazing - Oil fired central heating
- Please check our website for full details

Entrance

Porch

4'1x3'10 (1.24mx1.17m)

Entrance hall

15'11x4'1 (4.85mx1.24m)

Lounge

16'7x12'5 (5.05mx3.78m)

Kitchen/diner

13'3x10'11 (4.04mx3.33m)

Utility Room

6'1x5'7 (1.85mx1.70m)

WC

5'7x3'4 (1.70mx1.02m)

Landing

Bathroom

6'10x6 (2.08mx1.83m)

Bedroom 1

13'3x8'6 (4.04mx2.59m)

En-suite shower room

9'8x6'3 (2.95mx1.91m)

Bedroom 2

9'11x9'8 (3.02mx2.95m)

Bedroom 3

9'10x8 (3.00mx2.44m)

Attic room

16'10x7'9 (5.13mx2.36m)

Detached garage

19'11x11'1 (6.07mx3.38m)

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.

