

## 3 Westland Drive

Ballywalter, Newtownards, BT22 2TH

Family home or retirement home? This lovely detached bungalow will suit a wide variety of potential buyers, including those with restricted mobility.

Located in the lovely seaside village of Ballywalter with its lovely beaches, this is a well cared for detached bungalow that offers simple and straightforward accommodation. It offers 3 well proportioned bedrooms (previously utilised as 2 bedrooms plus a dining room), a spacious lounge, with glass fronted fire, a kitchen, with casual dining area, and a family bathroom. It benefits from uPVC double glazing & fascia and oil fired central heating. Externally it boasts a generous and level site with lovely, mature gardens to both front and rear in lawns with mature shrubs and paved patio area plus an equally generous tarmac driveway.

At first glance it would benefit from some redecoration but, as a much loved home, it hasn't been abused and so provides an excellent canvas from which to create your own ideal home regardless of what stage in life you are at.

Viewings by prior appointment with the agent.

**Offers Around £229,950**

# 3 Westland Drive

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- Well cared for detached bungalow
- Located in a beautiful seaside town with stunning beaches
- 3 bedrooms (or 2 plus dining room)
- Lounge with glass fronted fire
- Kitchen/diner
- Family bathroom
- Generous gardens to front & rear
- Spacious tarmac driveway
- Oil fired central heating - uPVC double glazing and fascia's
- Please see our website for full details

## Entrance

## Dining room/Bedroom 3

## Hallway

11'2x9'10 (3.40mx3.00m)

## Lounge

15'2x13'8 (4.62mx4.17m)

## Outside

## Tenure

## Kitchen/diner

9'10x11'5 (3.00mx3.48m)

## Property misdescriptions

## Bathroom

7'6x8'6 (2.29mx2.59m)

## Bedroom 1

13'10x10'10 (4.22mx3.30m)

## Bedroom 2

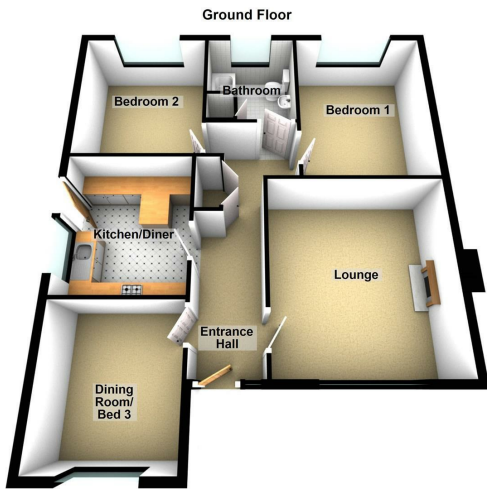
10'6x11'9 (3.20mx3.58m)



## Directions



## Floor Plan



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

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