

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 KESTREL DRIVE,  
BALLYHALBERT, NEWTOWNARDS,**

**OFFERS AROUND £89,950**



New to the market is this delightful detached bungalow located on Kestrel Drive in the sought-after Park Homes development in Ballyhalbert.

Upon entering, you are greeted by a well proportioned living room, modern kitchen open to dining area, two double bedrooms (both with built in storage) and the master with ensuite shower room.

Externally, there is a driveway with space for two vehicles, a detached garage and rear garden with an area in artificial lawn.

Situated in a serene neighbourhood, this bungalow is ideal for those looking for a peaceful retreat. The Park Homes development is known for its tranquil surroundings and friendly community, making it a desirable location to call home.

Please note that this property is exclusively available for cash sale to individuals over 45 years old.

We highly recommend scheduling a viewing at your earliest convenience.



## Key Features

- Spacious Lodge With Open Plan Living/Dining Room
- Two Double Bedrooms, Master With Ensuite
- Modern Kitchen With Separate Utility Room
- Gardens To Front, Side And Rear
- Driveway With Space For Multiple Vehicles And Garage
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Several Amenities Available Within The Development
- Viewing Is Highly Recommended for This Lovely Home



### Accommodation Comprises:

#### Entrance Hall

Built in storage and wood laminate flooring.

#### Living Room

17'4" x 12'6"

Wood laminate flooring, electric fireplace.

#### Dining Room

9'2" x 8'4"

Wood laminate flooring.

#### Kitchen

11'5" x 8'4"

Range of high and low level units with laminate work surface, inset ceramic sink with mixer taps and drainer, integrated appliances to include; dishwasher, tumble dryer, oven and grill, fridge freezer and four electric hob, stainless steel extractor hood, and Part tiled walls.

#### Utility Room

5'7" x 8'4"

Range of high and low level units, laminate work surface, integrated washing machine, enclosed gas fired boiler, back door to rear garden.

#### Bedroom 1

14'2" x 8'5"

Wood laminate flooring, built in wardrobes.

#### Ensuite

White suite comprising low flush wc, corner shower suite, wall mounted overhead power shower, vanity unit with mixer tap and storage, wood laminate flooring, part tiled walls and extractor fan.

#### Bedroom 2

8'6" x 9'5"

Wood laminate flooring, built in wardrobes.

#### Shower Room

White suite comprising walk in shower with overhead rainfall shower head, glass shower screen, vanity unit with mixer tap and storage, low flush wc, heated towel rail, extractor fan, tiled walls and floor.

#### Outside

Front and Side - Patio walkway to front door, area in artificial lawn, area in stones, area with shrubs, brick paviour driveway with space for two vehicles.

Rear - Area in stone, area in patio, area in artificial lawn, outside tap, light and greenhouse.

#### Garage

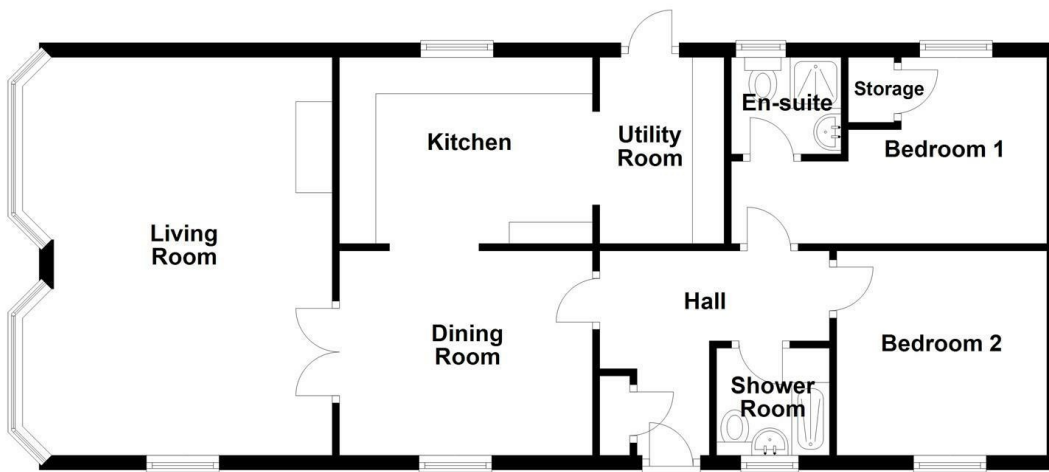
20'2" x 10'3"

Up and over door with power and light.





### Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	50
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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