



## 8 BARTLEYS WOOD, BALLYWALTER, NEWTOWNARDS, BT22 2GJ



Located just a short walk from the beach this modern townhouse will appeal to a wide variety of tenants.

Viewers will appreciate the bright lounge, with feature fireplace, a kitchen/diner, with patio doors to the rear garden, and a ground floor cloakroom.

At first floor the property has a well proportioned master bedroom in addition to two other bedrooms and family bathroom.

The property benefits from uPVC double glazing and oil fired central heating whilst, externally, there is an enclosed garden to the rear in lawn, with paved patio, and a generous brick paved parking area to the front and a landscaped common green area beyond.

Early viewing comes recommended.

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**£895 PER MONTH**

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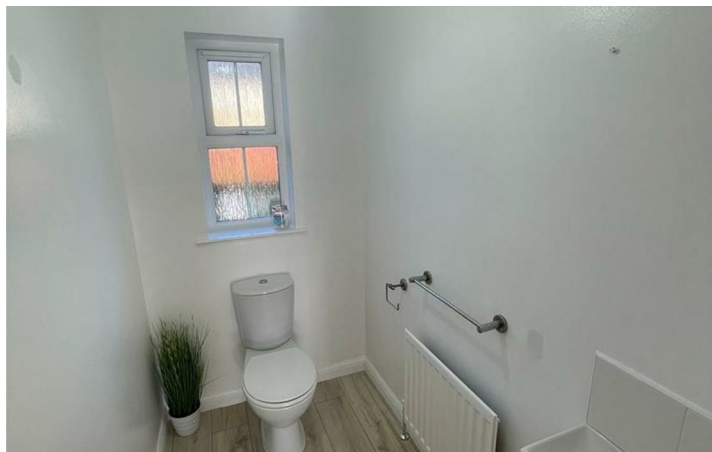
### Key Features

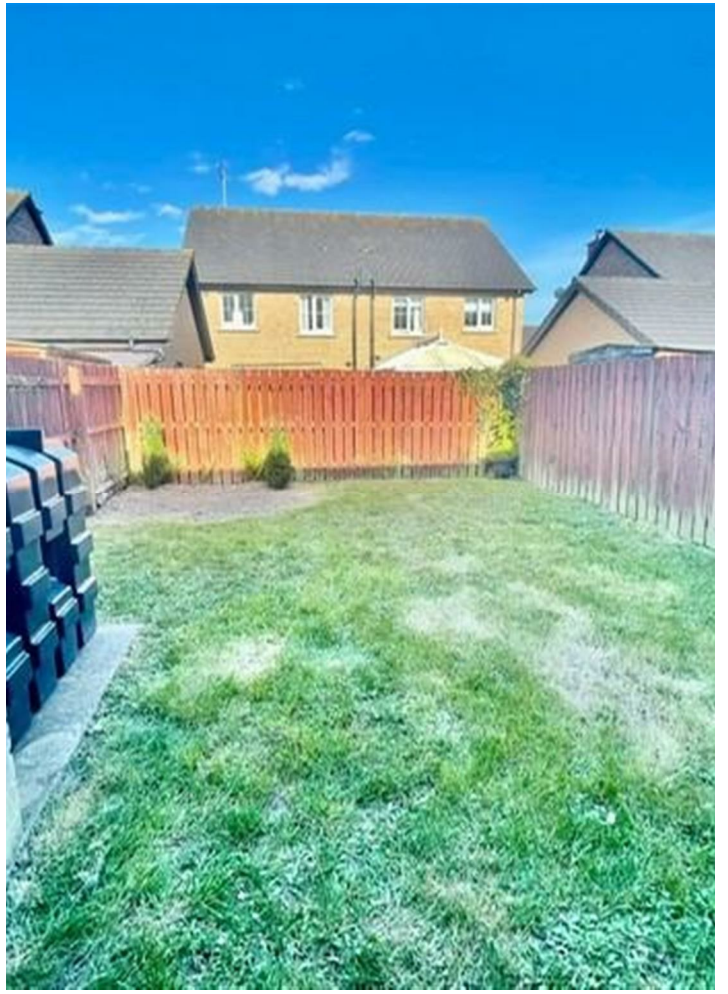
- Modern townhouse
- Lounge with feature fireplace
- Modern Bathroom / Ground floor cloakroom
- Oil fired central heating
- Close to Beach
- 3 bedrooms
- Kitchen with casual dining area
- uPVC double glazing
- Garden to rear





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## 8 BARTLEYS WOOD, BALLYWALTER, NEWTOWNARDS, BT22 2GJ

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 Andrew on .

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. 18030605**

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.