



Beautifully presented, this bright and spacious semi detached home offers much more than first meets the eye, some rooms benefit from sea views. The property is within easy walking distance of all the amenities Ballywalter village has to offer, the harbour and the many coastal walks.

The property comprises bright and spacious lounge, open plan to solid oak kitchen with range of integrated appliances and dining area, downstairs cloakroom with white suite and utility room.

On the first floor there are three bedrooms and family bathroom with Jacuzzi bath. The high specification includes solid oak internal doors, upvc double glazed windows and doors, oil fired central heating system, a new roof and uPVC soffits.

Internal viewing is strongly recommended.

Offers Over
£185,000

13 Springvale Road,
Ballywalter,
BT22 2PE

Viewing by
appointment
through agent
028 9042 4747



- Semi Detached Home in the Seaside Village of Ballywalter
- Spacious Lounge
- Kitchen/Dining finished in Solid Oak Units and Integrated Appliances and Double Glazed Patio Doors
- Utility Room
- Ground Floor Cloaks with Low Flush Suite
- Three Well Proportioned Bedrooms - Sea Views from the Principal Room
- Family Bathroom with Jacuzzi Bath
- UPVC Double Glazing / Oil Fired Central Heating System
- Brick Paved Patio, Sun Terrace, Lawns and Flowerbeds with Flowering Shrubs
- Garden Room - Ideal Work Space
- Front Garden and Off-Road Car Parking for Several Cars

The Property Comprises:

Ground Floor

UPVC double glazed front door.

ENTRANCE HALL: Ceramic tiled floor.



CLOAKROOM: White suite comprising corner wash hand basin, low flush wc, part tiled walls, ceramic tiled floor.



UTILITY ROOM: 9' 6" x 7' 0" (2.9m x 2.13m) Range of low level units, single drainer stainless steel sink unit, plumbed for washing machine, ceramic tiled floor.



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LOUNGE: 17' 10" x 13' 0" (5.44m x 3.96m)



Open plan to:-

KITCHEN/DINING: 14' 6" x 13' 10" (4.42m x 4.22m) One and a half bowl stainless steel sink unit with mixer tap, excellent range of solid oak units, stainless steel extractor fan, ceramic 4-ring hob, Neff double oven, integrated fridge freezer, integrated dishwasher, breakfast bar, concealed lighting, ceramic tiled floor, low voltage lights, UPVC double glazed patio doors to rear.



First Floor

Leaded light window on landing, sea views.



BEDROOM (1): 9' 10" x 9' 6" (3m x 2.9m) Sea views.

BEDROOM (2): 9' 6" x 7' 4" (2.9m x 2.24m)

BEDROOM (3): 10' 4" x 7' 4" (3.15m x 2.24m) Laminate flooring.



BATHROOM: White suite comprising Jacuzzi bath with mixer tap, shower over, low flush wc, semi pedestal wash hand basin, heated towel radiator, part tiled walls, ceramic tiled floor. Hotpress with copper cylinder and immersion heater.



Outside

Front garden, car parking space for three cars.



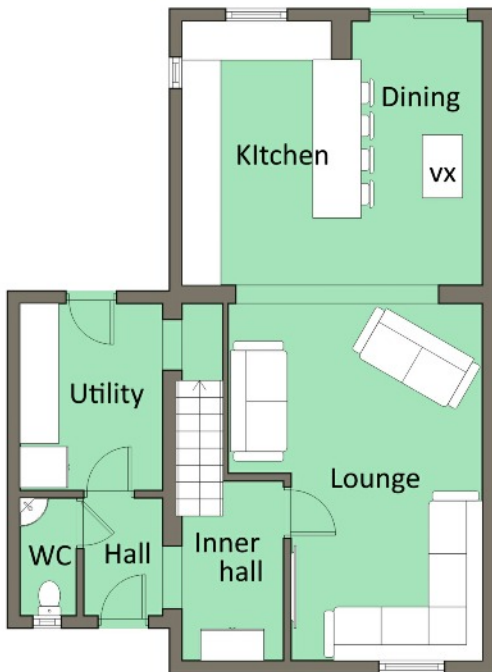
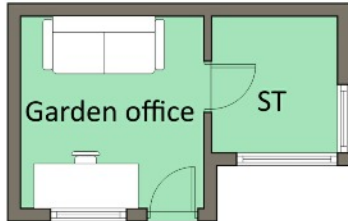
Brick paved patio to rear, raised garden beyond, further paved sun terrace, garden shed, pvc oil tank, outside light and water tap, boiler house. Flowerbeds with variety of flowering shrubs and plants.





GARDEN ROOM: Light and power, ideal work space.





Location:

Travelling through Ballywalter south bound, property is on right hand side.

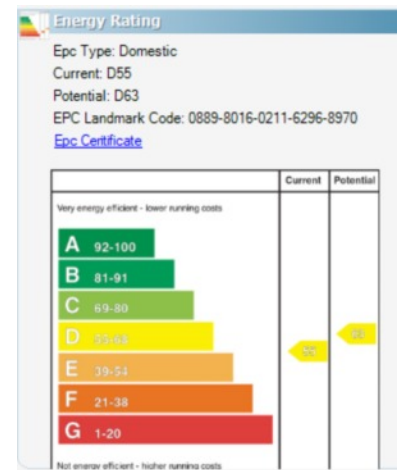
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