



# 17 WESTLAND ROAD

Ballywalter, BT2QP

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*Offers around* **£239,950**



DETACHED BUNGALOW | 3  | 2  | 2 

Located in the popular coastal town of Ballywalter here is a fantastic opportunity to purchase an excellent detached bungalow within close proximity to many amenities.

## KEY FEATURES

- Deceptively Spacious with Versatile and Flexible Accommodation
- Living Room with Attractive Granite Fireplace and Hearth, Gazco Remote Control Electric Fire
- Kitchen Open Plan to Good Sized Casual Dining/Family Area
- Three Well Proportioned Bedrooms Including Main Bedroom with Range of Built-in Wardrobes and En Suite Shower Room
- Bathroom with Three Piece Suite
- Oil Fired Central Heating
- uPVC Double Glazed Windows, Guttering and Soffits
- Front Garden in Lawns
- Tarmac Driveway and Forecourt with Excellent Parking for Cars, Caravans, Boats, Horse Boxes, etc
- Fantastic Fully Enclosed Easily Maintained Rear Garden with Extensive Paved Terrace in Attractive Brick Paviour



## ROOM DETAILS

### *Ground Floor*

- Enclosed Entrance Porch
- Spacious Reception Hall
- Living Room  
17'9" x 14'2"
- Kitchen Open Plan to casual Dining/Family Area  
30' x 10'6"
- Bedroom One  
12'1" x 11'11"
- En Suite Shower Room
- Bedroom Two  
12' x 12'
- Bedroom Three  
13'11" x 10'
- Bathroom

### *Outside*

- Attached Garage  
18' x 10'5"
- Fantastic Fully Enclosed Easily Maintained Rear Garden
- Additional Paved Patio Area and Westerly Aspect
- Tarmac Driveway





## DIRECTIONS

*Heading into Ballywalter from Millisle on the main Coast Road turn right onto Dunover Road and take the second left into Westland Road.*



## THE LOCAL AREA

*Ballywalter is a popular spot for holiday parks with many flocking to its sandy shores over the summer. Along the shore you can spot two old lime kilns which were used to produce lime for the residents of the village.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	63	67
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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