



This attractive detached home is immaculate in every detail, offering excellent accommodation and is situated on the outskirts of the delightful seaside town of Ballywalter, the property enjoys a generous site and is well presented throughout.

A large lounge is accompanied by a dining room, spacious kitchen with adjoining snug which overlooks the garden. There are three well proportioned bedrooms on the first floor, served by a family bathroom.

Outside there is generous on site parking, ideal for boat or caravan, leading to a matching attached garage. Gardens are mature and are laid in lawns, mature shrubs and fruit trees.

The town centre which is a short five minute walk away offers all the local amenities needed while Bangor and Newtownards are within easy commuting distance making this an ever increasing destination for those looking for a peaceful residential retreat.

We can confidently recommend this property.

Offers Around  
£265,000

38A Dunover Road,  
Ballywalter,  
NEWTOWNARDS,  
BT22 2LE

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Viewing by  
appointment  
through agent  
028 9042 4747

- Attractive Detached Villa
- Well Presented Throughout
- Lounge and Dining Room
- Solid Oak Kitchen with adjoining Snug
- Ground Floor Cloaks with Low Flush Suite
- Three Well Proportioned Bedrooms
- Large Family Bathroom
- uPVC Double Glazed Windows/ Oil Fired Central Heating
- Attached Garage with Ample Parking for Several Cars
- Mature Gardens in Lawns with a Variety of Fruit Trees and Shrubs
- Only a Short Stroll from Ballywalter Village



The Property Comprises:

#### Ground Floor

uPVC double glazed front door to:

ENTRANCE HALL: Ceramic tiled floor, beamed ceiling.

CLOAKROOM: Low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, heated towel rail. Cloaks under stairs.

LOUNGE: 14' 0" x 12' 0" (4.27m x 3.66m) Laminate wooden floor. Carved fireplace, tiled inset and hearth, open fire. Beamed ceiling.



DINING ROOM: 12' 2" x 12' 1" (3.71m x 3.68m) Beamed ceiling.



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KITCHEN: 12' 2" x 8' 6" (3.71m x 2.59m) Solid oak kitchen with excellent range of high and low level units, laminate work surfaces, ceramic sink unit with mixer taps, Samsung four ring hob, built-in wine rack, plumbed for washing machine, oven, space for microwave, space for fridge. Ceramic tiled floor, part tiled walls, uPVC door to outside.



SNUG: 12' 1" x 8' 7" (3.68m x 2.62m) Antique brick fireplace and hearth, Baxi wrap around boiler (heats water). Ceramic tiled floor, sliding doors to patio/garden.



## First Floor

**BATHROOM:** Coloured bathroom suite comprising panelled bath, fully tiled shower cubicle with Triton electric shower, low flush wc, pedestal wash hand basin. Hotpress with copper cylinder and Willis type immersion heater. Tongue and groove ceiling, fully tiled walls.

**BEDROOM (1):** 12' 1" x 11' 8" (3.68m x 3.56m) Built-in robe with sliding doors.



**BEDROOM (2):** 12' 2" x 10' 5" (3.71m x 3.18m) Built-in robe, laminate wooden floor.

**BEDROOM (3):** 10' 6" x 10' 4" (3.2m x 3.15m) Laminate wooden floor, built-in robe.



LANDING: Access to roofspace via Slingsby type ladder. Floored, light and power.

## Outside

Front garden laid in lawn with mature trees. Pebbled driveway with ample parking for several cars to:

ATTACHED GARAGE 16' 9" x 12' 2" (5.11m x 3.71m) Light and power. Oil fired boiler (Grant, EuroFlame condensing boiler).

Paved patio area. Outside tap.

Mature garden bounded by hedging, laid in lawn. Cherry tree, rose bushes, apple trees.

Blackcurrant bushes, raspberry bushes, plum bushes. Greenhouse.

Bin storage area. Plastic oil tank.





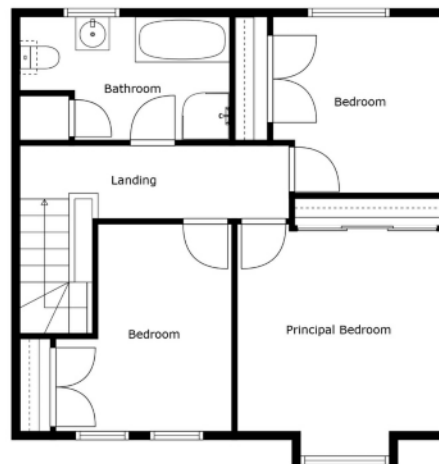
**Location:**

(From Newtownards) - Travelling south along the Portaferry Road, continue for approx 3.5 miles then turn left onto Mount Stewart Road. Continue straight onto Cardy Road then veer left onto Cardy Road East and onto Dunover Road. Number 38a is positioned on the right hand side.

(From Donaghadee & Millisle) - Travelling into Ballywalter from the north along the Whitechurch Road, just before the town turn right into Dunover Road. Number 38a is located on the left hand side.



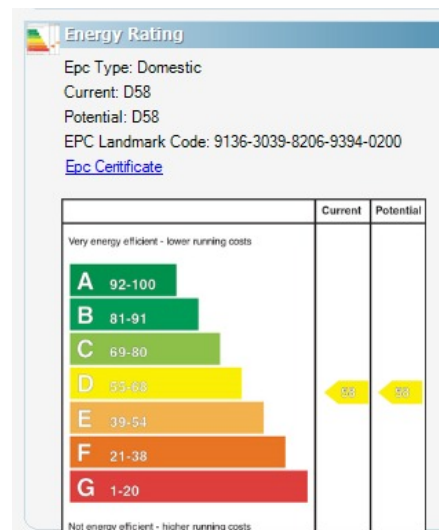
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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 www.templetonrobinson.com



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