



16 HAWTHORN RISE, BALLYWALTER, BT22 2UG

Located within walking distance of the seafront and beach this three bedroom semi detached property is only a short commute to local amenities, schools and main arterial routes.

This property offers, spacious hallway, w/c under the stairs, large living room with open fireplace, open plan kitchen/dining room plumbed for appliances. On the first floor, there are three bedrooms, hot press with storage and family bathroom comprising of a white suite. Externally, to the front of the property there is a stoned driveway and an enclosed front garden, to the rear there is a fully enclosed garden with bin access. Additionally, the property has oil fired central heating and uPVC double glazed windows.

Early viewing is recommended, as to not miss out on a beautiful family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs		65	67

Northern Ireland EU Directive 2002/91/EC

£850 PER MONTH

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Key Features

- Spacious Three Bedroom Semi-Detached Property
- Modern Kitchen Plumbed For Appliances
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Located Within Walking Distance Of The Seafront, Beach, Local Amenities And Main Arterial Routes
- Open Plan Living Space With Open Fireplace
- Spacious Family Bathroom Comprising Of White Suite And Downstairs W/C
- Fully Enclosed Front And Rear Garden With Off Street Parking
- Early Viewing Recommended To Not Miss Out On A Beautiful Family Home





Accommodation Comprises

Entrance Hall

Tiled floor.

W/C

White suite, low flush w/c, pedestal wash hand basin with mixer tap, tiled floor and extractor fan.

Living Room

10'0" x 18'1"

Wood laminate floor, open fireplace, tiled hearth, iron surround and wooden mantle.

Kitchen/Dining Room

16'7" x 13'6"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated oven, four ring electric hob, integrated extractor fan, plumbed for washing machine, space for fridge/freezer, tiled floor, door to enclosed rear garden.

First Floor

Stairs and Landing

Hot press and storage.

Bedroom 1

8'8" x 12'9"

Double bedroom.

Bedroom 2

8'7" x 12'10"

Double bedroom.

Bedroom 3

7'8" x 9'3"

Bathroom

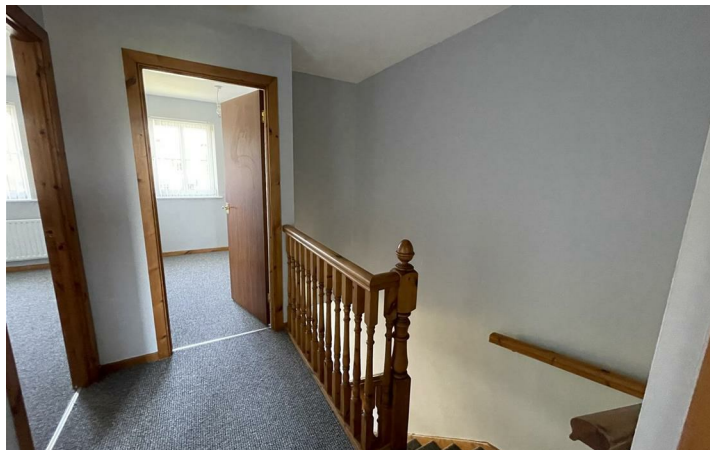
White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, shower screen, pedestal wash hand basin with mixer taps, low flush w/c, partially tiled walls and extractor fan.

Outside

Front - Stoned driveway with space for two vehicles, enclosed front garden, area in lawn, paved walkway to front door.

Rear - Fully enclosed, fully paved, outside tap and light, oil fired boiler, oil tank, raised flowerbeds, access for bins.

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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 Louise 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. 17597400

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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