

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 CASTLE HILL, BALLYWALTER,
NEWTOWNARDS, BT22 2PS**

OFFERS AROUND £99,950



Located in the charming village of Ballywalter, this mid-terraced house on Castle Hill offers a delightful blend of comfort and convenience. Boasting two cosy bedrooms along with a versatile small bedroom or office space, this property is perfect for those seeking a first home, a holiday retreat, or investment opportunity.

One of the standout features of this property is the parking bay, ensuring you always have a convenient place to park. The mature gardens surrounding the house provide a tranquil setting, while offering picturesque sea views. Imagine waking up to the soothing sights and sounds of the sea every day!

Convenience is key with this property, as it is within walking distance to all local amenities and the beautiful seafront. Whether you fancy a leisurely stroll along the shore or a quick trip to the nearby shops, everything you need is just a stone's throw away.

In summary, this property on Castle Hill is a hidden gem waiting to be discovered. With its prime location, charming features this property offers the opportunity to make this house your home sweet home in the heart of Ballywalter.

Key Features

- Well Maintained Mid Terraced Home In Ballywalter Village
- Within Walking Distance To All Local Amenities And Seafront
- Good Sized Kitchen With Space For Informal Dining
- Modern Ground Floor Shower Room Comprising Of White Suite
- Living Room With Multi Fuel Stove And Views Over The Front Garden
- Two Well Proportioned Bedrooms And Office/Bedroom 3
- Perfect As A First Time Home, Holiday Home Or Investment
- Early Viewing Is Highly Recommended For This Charming Home



Accommodation Comprises:

Entrance Porch

Hall

Wood effect laminate flooring.

Living Room

10'10" x 14'3"

Multi fuel stove with tiled hearth, space for storage under stairs.

Kitchen/Dining Room

14'3" x 9'0"

Range of high and low level units, laminate work surface, single stainless steel sink with mixer tap and drainer, space for washing machine, space for fridge freezer, space for cooker, integrated extractor fan, space for dining.

Rear Hall

Back door leading to rear yard.

Shower Room

White suite comprising, shower cubicle with sliding doors, wall mounted overhead shower, low flush wc, pedestal wash hand basin with mixer tap, tile splashback and extractor fan.

First Floor

Landing

Bedroom 1

11'1" x 13'2"

Double bedroom with built in storage.

Bedroom 2

8'1" x 9'0"

Hot press with space for storage.

Bedroom 3/ Office

6'0" x 6'0"

Outside

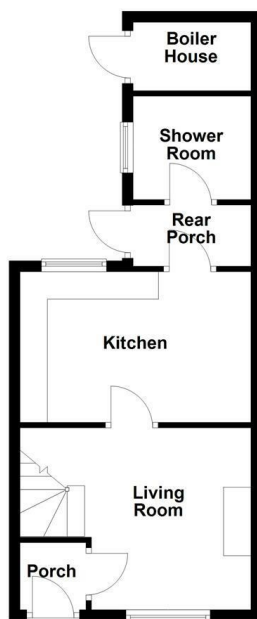
Front: Area in lawn, area with mature shrubs and hedging.

Rear: Enclosed yard with outhouse and space to park one vehicle.





Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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		53	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9188 8000.

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.

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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