

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 KINGFISHER WAY,
BALLYHALBERT,**

ASKING PRICE £95,950

Located in the popular Park Homes development in Ballyhalbert, this beautiful detached bungalow is accessed via electric gates and benefits from being on a generous site within close proximity to the well landscaped communal areas, bowling green and community hub.

Maintained to a high standard internally and with a low maintenance exterior, this is perfect for any buyer hoping to walk in and sit down!

There is a well proportioned living room through to dining room, modern kitchen with a good range of built in appliances, two bedrooms with storage, master with ensuite and walk in wardrobe and a family bathroom with white suite.

Externally, there is a garage and brick paviour driveway with space for two vehicles, areas in lawn, decked area for entertaining and the property is within walking distance to communal green areas.

Properties in this development are cash sale only for over 45's and we recommend viewing at your earliest convenience.



Key Features

- Spacious And Bright Two Bedroom Property
- Open Plan Living/Dining Room And Separate Office Space
- Family Shower Room Comprising Of White Suite
- Located In A Popular Residential Area, Close To The Sea Front
- Kitchen With A Range Of Integrated Appliances And Plumbed For Appliances
- Master Bedroom With Ensuite Shower Room And Walk In Wardrobe
- Gas Fired Central Heating, uPVC Double Glazed Windows And Detached Garage
- Over 45's Development Only



Accommodation Comprises

Entrance Hall

Office Space

6'7" x 5'4"

Living Room

13'2" x 19'4"

Electric fireplace

Dining Room

10'5" x 9'5"

Patio doors leading onto decked area, built in storage.

Kitchen

14'2" x 9'2"

Range of high and low level units, wood effect laminate work surface, inset single sink with mixer tap and drainer, integrated dishwasher, integrated oven and grill, integrated fridge freezer, plumbed for washing machine, 4 ring gas hob, stainless steel extractor fan, part tiled walls, recessed spot lights, encased gas fired boiler and back door leading to driveway.

Bedroom 1

9'2" x 13'11"

Wood effect laminate flooring, built in storage and walk in wardrobe.

Ensuite

White suite comprising, walk in shower cubicle with sliding doors and overhead wall mounted shower, vanity unit with mixer tap and storage, low flush wc, heated towel rail, panelled walls, recessed spots and wood effect laminate flooring.

Bedroom 2

9'1" x 10'3"

Double bedroom, slide robes and wood effect laminate flooring.

Bathroom

White suite comprising walk in shower cubicle with sliding doors and wall mounted overhead shower, low flush wc, vanity unit with mixer tap and storage, panelled walls, and recessed spotlights.

Outside

Front - Area in stones, patio walkway, outside light, outside tap, brick paviour driveway and decked area.

Rear - Patio area for entertaining, area in stones, area in mature hedging and shrubs.

Garage

9'2" x 19'0"

Electric roller door, power and light.



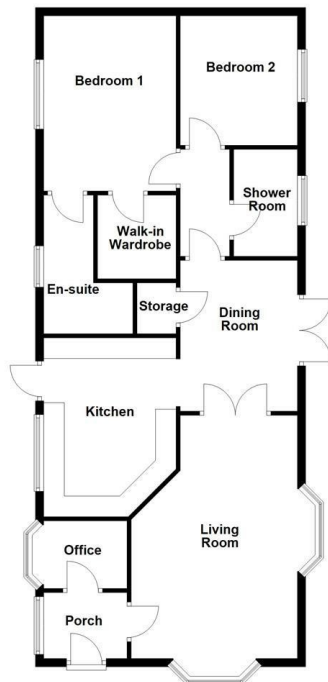








Ground Floor



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		51	52
(39-54) E			
(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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