



11 Castle Hill , Ballywalter, BT22 2PS

"No matter who you are, I challenge you not to fall in love with this unique and beautiful home..."

The property has been "gutted, extended and fully modernised" in recent years and now offers an enviable property with beautiful sea views to the front - An ideal first home, holiday home or new home.

It boasts 3 first floor bedrooms and a luxury shower room whilst the ground floor centres around a lovely kitchen/diner, with patio doors to the front garden, a formal lounge, with multi fuel stove, plus a utility room & a second shower room. It benefits from uPVC double glazing & oil fired central heating and is beautifully presented throughout - ready to move straight into.

Externally you approach the property from the rear where you will find a concrete driveway with ample parking, a summer house and a metal garage/workshop whilst, to the front, is a lovely private garden in lawn with paved patio, sun terrace, mature hedge and those sea views.

Location wise buyers should note that the property is accessed via a shared, gravel laneway with right of access across the rear of the adjoining terraced homes but I would consider that a small negative when set against the overall package of benefits that this property offers.

Internal viewing is highly recommended.

Offers Over £150,000

11 Castle Hill

, Ballywalter, BT22 2PS



- Fully modernised & extended end terraced home
- Lounge with multi fuel stove & sea views
- Utility room + ground floor shower room
- uPVC double glazing - Oil fired central heating
- Beautifully presented throughout
- Open plan kitchen with dining area & sea views
- Garden to front in lawn with paved patio
- 3 bedrooms - 2 with sea views
- Luxury first floor shower room
- Concrete parking area to rear with detached workshop

Rear entrance

Entrance hall

5'5x3'10 (1.65mx1.17m)

Kitchen/diner

26'6x17'5 (8.08mx5.31m)

Utility room

8'5x4 (2.57mx1.22m)

Ground floor shower room

5'10x5'5 (1.78mx1.65m)

Lounge

14'3x10'9 (4.34mx3.28m)

Landing

Shower room

11'2x5'8 (3.40mx1.73m)

Bedroom 1

14x10'10 (4.27mx3.30m)

Bedroom 2

10'9x7'7 (3.28mx2.31m)

Bedroom 3

11'1x7'7 (3.38mx2.31m)

Detached workshop

19'8" x 16'4" (6 x 5)

Outside

Tenure

Property misdescriptions

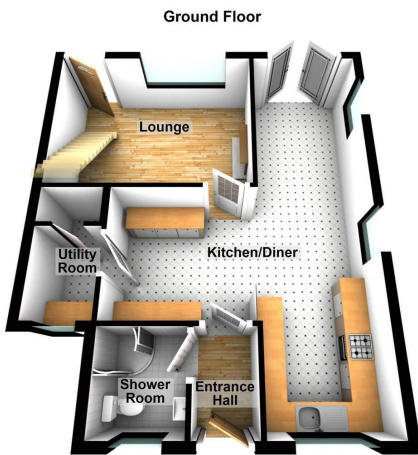


Directions

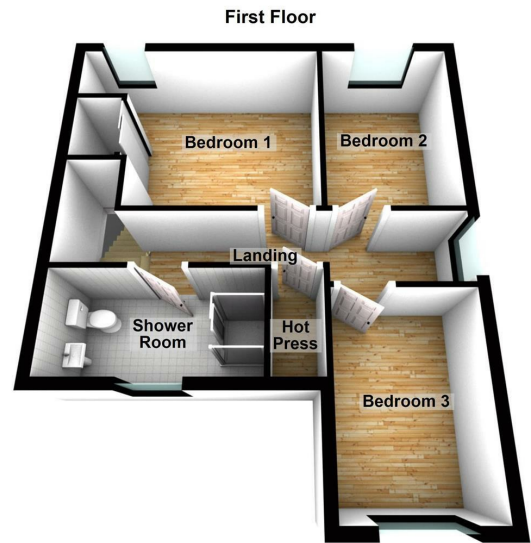
From the main street in Ballywalter turn onto Greyabbey Road then onto the stone lane on the left signposted Castle Hill. Follow the lane to the left and right across the back of the row of terraced properties and number 11 is located at the end of the row.



Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using PlanUp.



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	