



75A MAIN STREET, BALLYWALTER, COUNTY DOWN, BT22 2PJ

UPS Rental Division are delighted to introduce this quirky 3 bedroom end terrace property to the rental market which will appeal to a range of prospective tenants. The property was formerly a cafe which has been recently renovated by the current owners. Providing bright, spacious and well designed accommodation throughout (over 1000 square feet).

Internally viewers will immediately appreciate the welcoming entrance porch and well proportioned lounge. There are two bedrooms, family bathroom and a well fitted kitchen to the ground floor. At first floor level the property benefits from a large 3rd bedroom, shower-room and balcony with fantastic sea-views. Additionally, the property has oil fired central heating, double glazing and a small outdoor space to the rear.

The property is located on the Main Street in Ballywalter, minutes from the seafront and close to local amenities and shops. Ballywalter is a busy seaside village with a recent boost in development to the area.

Early viewing is recommended.

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

£850 PER MONTH

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Key Features

- Three Bedroom End Terrace
- Double Glazing
- Downstairs Bathroom & Shower-room
- Close To Local Amenities, Main Arterial Routes And The Seafront.
- Oil Fired Central Heating
- Modern Fitted Kitchen
- First Floor Balcony With Sea Views
- Early Viewing Recommended.





Entrance Porch

PVC entrance door.
Tiled floor.
Electric Cupboard.

Hall

Hot press with space for storage,
recessed spotlights.

Lounge

Downlighters.
Storage Cupboard (With
Pressurised Water System).

Bathroom

3 piece white suite with push
button W.C, pedestal wash hand
basin with mixer tap and tiled
splashback, bath with thermostatic
shower over, recessed spotlights,
extractor fan, part tiled walls and
tiled flooring.

Kitchen

Fitted with range of high and low
level units, laminate work surfaces,
single stainless steel sink with mixer
tap and built in drainer, cooker
with four ring electric hob,
integrated extractor fan, plumbed
for washing machine, space for
fridge/freezer, part tiled walls,
ceramic tiled floor, rear door with
access to yard.

Bedroom 1

Double Bedroom

Bedroom 2

Double Bedroom

Stairs To First Floor

Landing

With access to Veranda (Decked
with exceptional sea views)

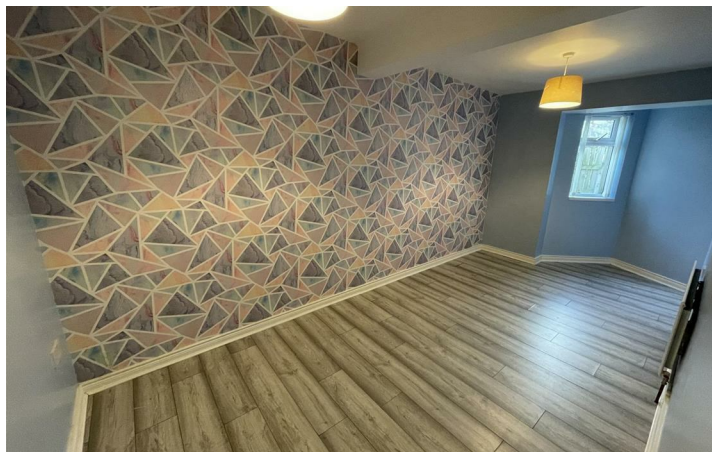
Bedroom 3

Double Bedroom.

Shower Room

Low flush W.C, pedestal wash hand
basin with mixer tap and tile
splashback and shower cubicle with
wall mounted overhead shower,
partially tiled walls, ceramic tiled floors.

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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 Andrew on 0289 0471515.

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. 17441998

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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