



10 Westland Drive , Ballywalter, BT22 2TH

Welcome to 10 Westland Drive, a spacious, detached chalet bungalow nestled in the picturesque town of Ballywalter, and built by award winning builders, Boland Reilly. With five generously sized bedrooms, two of which have en-suite shower rooms, there is ample space for the whole family - traditional or blended. The property's versatile accommodation offers endless possibilities to tailor the space to your liking, whether you need a home office, a playroom for the kids, a ground floor bedroom & bathroom for an elderly relative or a cosy reading nook. The lounge is spacious and welcoming with a feature fireplace and the kitchen has been recently modernised to bring it right up to date as has the luxury, fully tiled bathroom, which features a free standing "claw foot" bath & separate shower. Built in 1998, this detached bungalow exudes a contemporary charm while providing the comfort of a well-maintained home. It benefits from a corner site, with gardens to front, side & rear plus a tarmac driveway and spacious detached garage, with utility area & WC. The beautiful Ballywalter beach is just a short distance away and Newtownards and Bangor are just 10 & 12 miles away respectively. Internal viewing is highly recommended so contact us today to avoid disappointment.

Offers Around £279,950

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- Spacious detached home
- Modernised kitchen with dining area
- Gardens to front, side & rear in lawn with paved patio
- Tastefully presented throughout
- Up to 5 bedrooms - 2 on 1st floor with en-suite shower rooms
- Luxury bathroom with claw foot bath & separate shower
- uPVC double glazing and fascia - Oil fired central heating
- Lounge with feature fireplace rooms
- Detached garage with tarmac driveway
- A short distance from the beach

Entrance

Entrance Hall

Lounge

18 x 13'3 (5.49m x 4.04m)

Kitchen/diner

21'1 x 10'4 (6.43m x 3.15m)

Bathroom

11'10 x 8'11 (3.61m x 2.72m)

Bedroom 3

13'8 by 11'7 (4.17m by 3.53m)

Bedroom 4

12 x 10'5 (3.66m x 3.18m)

Bedroom 5/Study

10'5 x 7'1 (3.18m x 2.16m)

Landing

8'7 x 4'11 (2.62m x 1.50m)

Bedroom 1

15'6 x 13'10 (4.72m x 4.22m)

Ensuite 1

8'6x3'10 (2.59mx1.17m)

Bedroom 2

13'9 x 12'9 (4.19m x 3.89m)

Ensuite 2

5'2x13'10 (1.57mx4.22m)

Detached garage

17'7x15'7 (5.36mx4.75m)

Outside

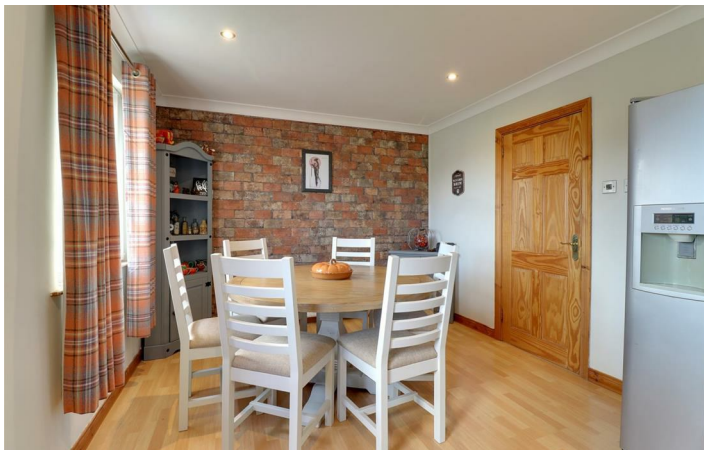
Tenure

Property misdescriptions

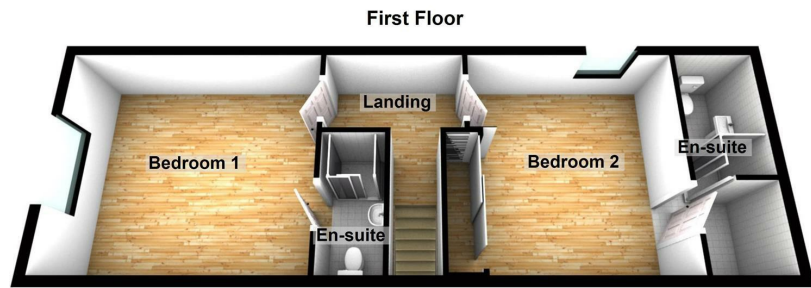
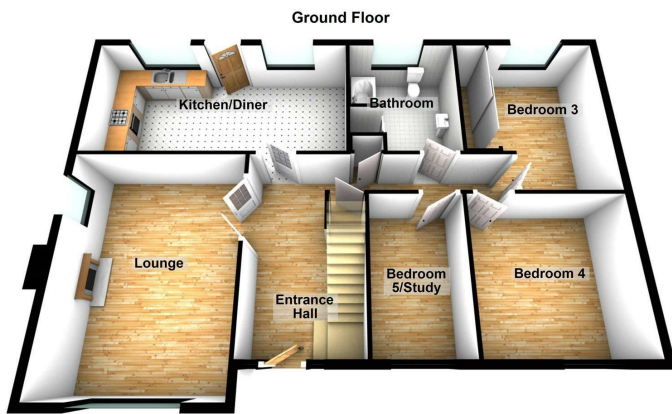


Directions

Travelling into Ballywalter along Dunover Road turn right into Westland Road then first right into Westland Drive and number 10 is located on the left of the last T junction.



Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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