

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7A DUNOVER ROAD NORTH,  
BALLYWALTER, BT22 2LN**

**OFFERS OVER £325,000**



Located on Dunover Road North in the charming town of Ballywalter, this delightful property is sure to captivate your heart. As you step inside, you'll be greeted by not just one, not two, but three inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day.

With four generously sized bedrooms, including a luxurious ensuite in the primary bedroom, this spacious detached bungalow offers comfort and privacy for the whole family. The large family bathroom boasts both a relaxing bath and a convenient shower enclosure, catering to all your needs.

Outside, the mature gardens enveloping the property provide a serene oasis, while the ample parking space ensures convenience for multiple vehicles. Imagine hosting gatherings on the paved entertaining areas or indulging in hobbies in the detached garage with an additional workshop - the possibilities are endless.

The heart of this home lies in the open plan kitchen/dining room, complete with a separate utility area and double doors leading to a bright and airy sunroom. Whether you're preparing a feast or enjoying a cup of tea, this space is bound to be the heart of your home.

Situated in a fantastic location with semi-rural views, this property offers the best of both worlds - tranquility and convenience. Don't miss the chance to experience the charm and comfort this home has to offer. Viewing is highly recommended - your dream home awaits!



## Key Features

- Spacious Detached Bungalow On A Mature Private Site
- Four Good Sized Bedrooms, Primary With Built In Robes And Ensuite
- Open Plan Kitchen/Dining Room With Separate Utility Room
- Three Reception Rooms, One With Open Fireplace
- Large Tarmac Driveway With Parking For Multiple Vehicles
- Mature Gardens To Front And Rear With Areas In Lawn And Semi Rural Views
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Viewing Is Highly Recommended For This Lovely Home



### Accommodation Comprises:

#### Entrance Porch

5'0 x 3'1

Tiled flooring, glass door to hall.

#### Entrance Hall

Storage cupboard, hot press with storage, recessed spotlighting.

#### Living Room

16'1 x 13'1

Overlooking front garden, open fireplace with tiled hearth, tiled inset, surround and mantle.

#### Dining Room

11'1 x 8'1

Overlooking front garden, glazed door to hall.

#### Bathroom

White suite comprising pedestal wash hand basin with mixer tap, bidet, low flush wc, panelled bath, corner shower enclosure with "Aqua Flow" overhead shower and glazed doors, recessed spotlighting.

#### Bedroom 1

14'0 x 13'0

Double room, built in robes, recessed spotlighting, ensuite.

#### Ensuite

Coloured suite comprising pedestal wash hand basin with mixer tap, low flush wc, shower enclosure with overhead shower and glazed door.

#### Bedroom 2

16'0 x 10'0

Double room, vanity unit with sink, storage and mixer tap, tiled splashback, recessed spotlighting.

#### Bedroom 3

10'1 x 9'1

Double room.

#### Bedroom 4

11'1 x 8'1

Double room.

#### Kitchen/Dining Room

18'0 x 16'0

Range of high and low level units, laminate work surfaces, space for fridge/freezer, integrated oven, single stainless steel sink with mixer tap and built in drainer, plumbed for dishwasher, four ring gas hob and integrated extractor fan, tiled flooring, part tiled walls, space for dining, recessed spotlighting, access to utility room.

#### Utility Room

11'1 x 6'1

Range of high and low level units, laminate work surfaces, plumbed for washing machine, space for tumble dryer, door to outside covered courtyard.

#### Sunroom

20'0 x 11'0

Overlooking front and side gardens.

#### Outside

Front: area in lawn, tarmac driveway for multiple vehicles, semi rural views, bedding areas, mature plants, shrubs and hedges.

Rear: area in lawn, mature shrubs, hedging and trees, semi rural views, oil storage tank, paved entertaining areas, outside lights.

#### Covered Yard

Seating area, door to garage.

#### Garage and Workshop

17'1 x 10'0

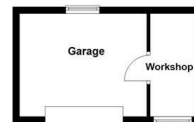
Garage: 11'1 x 10'0 up and over door, door to workshop.

Workshop: 10'0 x 6'0





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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 Planity.

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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