

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 KINGFISHER WAY,  
BALLYHALBERT, BT22 1BB**

**OFFERS OVER £84,950**



This charming home is located within the Park Homes development in Ballyhalbert and is a popular location for downsizers, relocators or anyone hoping to move closer to the seafront.

The property is located on a good-sized plot with a driveway for 2 vehicles and benefits from a garage, area in lawn, and bedding areas to the side. In addition, you are within walking distance to the range of amenities on offer within the park, as well as being close to the seafront and local shop. Internally, there is a good sized living room, dining room, office, kitchen, utility, bathroom and 2 bedrooms, primary with walk in wardrobe and ensuite shower room.

Overall, this easily maintained home is a great find in a fantastic location and we recommend viewing at your earliest convenience.



## Key Features

- Two Bedroom Residential Lodge Located Within A Gated Community
- Modern Kitchen With Breakfast Bar Seating And Separate Utility Room
- uPVC Double Glazed Windows And Gas Fired Central Heating
- Many Amenities Available Within The Development
- Driveway With Space For Two Vehicles And Detached Garage
- Short Distance From The Beach, Sea Front And Local Amenities
- Living Room With Fireplace, Dining Room And Office Space
- Viewing Is Recommended For This Charming Home
- Over 45's Development Only



### Accommodation Comprises:

#### Entrance Porch

4'0 x 3'1

Cloakroom storage, door to living room.

#### Living Room

10'0 x 9'0

Wood laminate flooring, dual aspect views, electric fire with carved wooden surround and mantle, corniced ceiling, picture rail, open to dining room.

#### Dining Room

9'0 x 9'0

Wood laminate flooring, corniced ceiling, picture rail.

#### Bathroom

White suite comprising corner panelled bath, low flush wc, vanity unit with sink and storage, vinyl tiled flooring, extractor fan.

#### Bedroom 1

9'0 x 8'1

Walk-in wardrobe, corniced ceiling, ensuite shower room.

#### Ensuite

Corner shower enclosure with overhead shower and glazed doors, low flush wc, pedestal wash hand basin, tiled vinyl flooring, extractor fan.

#### Bedroom 2

11'0 x 9'0

Built-in storage, corniced ceiling.

#### Office

9'0 x 5'1

Corniced ceiling.

#### Kitchen

10'0 x 9'0

Range of high and low-level units, laminate work surfaces and upstands, breakfast bar area, corniced ceiling, integrated fridge/freezer, integrated dishwasher, integrated oven with 4 ring gas hob and built-in extractor fan, single stainless steel sink with built-in drainer and mixer tap, wood laminate flooring, access to utility room.

#### Utility Room

6'0 x 4'1

Range of high and low-level units, laminate worksurfaces and upstands, plumbed for washing machine, corniced ceiling, door to side garden.

#### Outside

Driveway for two vehicles, garage, area in lawn, bedding areas.

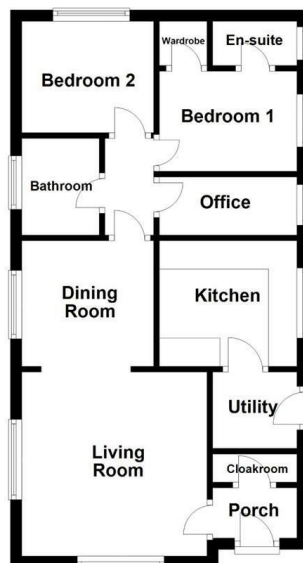
#### Garage

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.

20 Kingfisher Way, Ballyhalbert

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			
<b>Northern Ireland</b>		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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