

22 Hawthorn Rise , Ballywalter, BT22 2UG

Welcome to 22 Hawthorn Rise, a 3 bed semi-detached house located in the village of Ballywalter.

Built in 2006, this delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three great sized bedrooms, and an added sun room there's ample space for the whole family to unwind and recharge. It benefits from uPVC double glazing and oil fired central heating. Outside there is a timber garden room, which can be used for a games room, home office or tool shed. The low maintenance, south facing rear garden is ideal for those who appreciate outdoor space, without the hassle of extensive upkeep.

Conveniently located in Ballyhalbert, this residence offers brick paved parking for up to 3 vehicles, ensuring that you and your guests always have a place to park.

Don't miss out on the opportunity to make this lovely house your home. Contact us today to arrange a viewing and experience the charm of this property for yourself.

Offers Around £175,000

22 Hawthorn Rise

, Ballywalter, BT22 2UG



- Deceptively spacious semi detached home
- Open plan kitchen/dining room with central island
- Timber garden/games room
- Convenient to the local beaches
- 3 spacious bedrooms
- Sun room with cosy roof
- uPVC double glazing - Oil fired central heating
- Lounge with feature fireplace
- Family bathroom with whirlpool bath
- Garden in lawn to front with brick paved driveway and south facing rear patio.

Entrance

Entrance Hall

18'3 x 6'8 (5.56m x 2.03m)

Lounge

14'5 x 10'4 (4.39m x 3.15m)

Kitchen/diner

18'7 x 17 (5.66m x 5.18m)

Sunroom

12'8 x 11'4 (3.86m x 3.45m)

WC

6'7 x 3'3 (2.01m x 0.99m)

Landing

7'7 x 5'9 (2.31m x 1.75m)

Bathroom

11'6 x 5'9 (3.51m x 1.75m)

Bedroom 1

11'3 x 14'9 (3.43m x 4.50m)

Bedroom 2

12'3 x 10 (3.73m x 3.05m)

Bedroom 3

12'3 x 7 (3.73m x 2.13m)

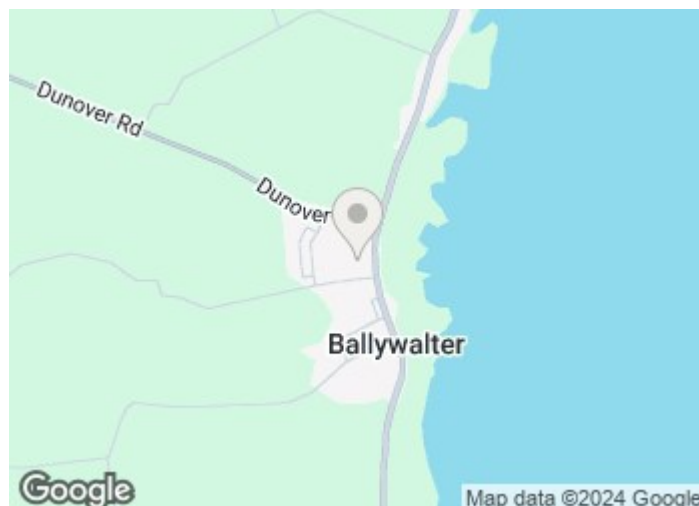
Garden room

18'4 x 12'1 (5.59m x 3.68m)

Outside

Tenure

Property misdescriptions

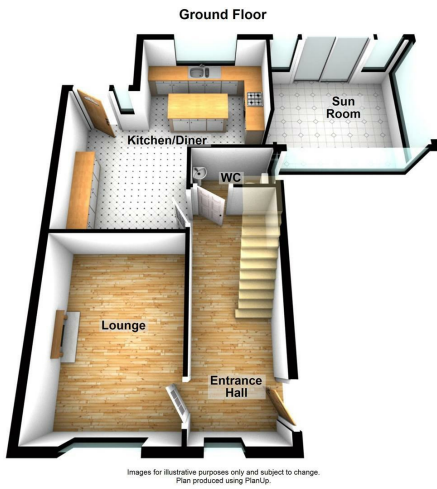


Directions

Travelling into Ballywalter from Millisle along the coast road turn right onto Stump Road then right again into Hawthorn Rise. Follow the road to the end to where number 22 is located on the left.



Floor Plan



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
<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	