JOHNMINNIS

23 STUMP ROAD

Ballywalter, BT22 2NT

Offers Around **£229,950**

DETACHED | 5 🛏 | 2 🛁 | 2 🛋

Located in the popular and picturesque seaside town of Ballywalter here is an ideal opportunity to purchase a detached property with versatile and flexible accommodation.

KEY FEATURES

- Detached Property Located In The Popular Coastal Town Of Ballywalter
- Spacious And Flexible Accommodation
- Living Room With Solid Wooden Floor, Fireplace And Cast Iron Wood Burning Stove
- Dining Room Which Is A Potential Fifth Bedroom
- Kitchen With Range Of Integrated Appliances
- Sun Room With Double Glazed Doors To Rear Garden
- Four Bedrooms, Two Of Which Are On The Ground Floor Including Main Bedroom With En Suite Shower Room
- Ground Floor Bathroom With Four Piece Suite To Include Bath And Separate Shower
- First Floor Wash Room
- Oil Fired Central Heating
- Upvc Double Glazed Windows
- Front Garden In Lawns
- Driveway With Parking

ROOM DETAILS

Ground Floor

- Reception Hall
- Living Room
  17' 1" x 13' 0" "
- Dining Room
  12' 7" x 10' 2"
- Kitchen
  13' 3" x 13' 0"
- Sun Room
  13' 7" x 10' 8"
- Bedroom One
  13' 6" x 12' 11"
- Ensuite Shower Room

- Bedroom Two
  14' x 7'10"
- Bathroom

First Floor

- Bedroom Three
  13' 3" x 11' 4"
- Bedroom Four
  11' 4" x 11' 4"
- Washroom

Outside

- Driveway with Parkng
- Front Garden in Lawns
- Fully Enclosed Rear Garden"

To View Floor Plans
scan QR code below

DIRECTIONS

Heading into Ballywalter from Millisle turn right onto Stump Road.
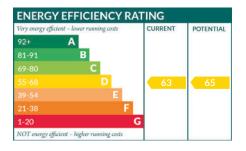
THE LOCAL AREA

Ballywalter is an excellent place for picnics, with three beautiful beaches to choose from.
From the working harbour you can enjoy fantastic views across the North Chanel of the Irish Sea to the Scotland
Dully Beach, is easily accessed from the village, with a fine sandy beach that is sheltered from large waves by an offshore reef.

ENERGY EFFICIENCY RATING

Very energy efficient – lower running costs		CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D	63	65
39-54	E		
21-38	F		
1-20	G		
NOT energy efficient – higher running costs			

Scan QR Code to view floor plans and to arrange a viewing.

OUR BRANCHES

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