

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**73 MAIN STREET,
BALLYWALTER, BT22 2PJ**

£925 PER MONTH

Located in the heart of Ballywalter village, this mid-terrace property is within walking distance of local amenities, schools, main arterial routes down the peninsula and further afield and the seafront.

The property offers, an entrance porch, living room with feature fireplace, fitted kitchen plumbed for appliances, downstairs bedroom with ensuite shower. On the first floor, there are three additional bedrooms, one with built in wardrobes and a family bathroom comprising of three piece white suite. The property has oil fired central heating and double glazed windows.

Externally, there is an enclosed rear yard and to the front has on street parking. This property appeals to a wide variety of potential tenants from young professionals, to young young families to downsizers alike. Early viewing is recommended.



Key Features

- Mid Terrace Property In Heart Of Ballywalter Village
- Family Bathroom Comprising Of White Suite
- Living Room With Feature Fireplace And Spacious Fitted Kitchen
- Four Bedrooms, One With Ensuite Shower Room
- OFCH And Double Glazed Windows
- Within Walking Distance Of Amenities And Seafront



Accommodation Comprises

Porch

Wooden floor.

Living Room

11'5" x 18'3"

Log burner, brick hearth, surround and mantle. Wooden floor.

Kitchen

12'9" x 13'5"

Range of high and low level units, granite worktops, single stainless steel sink with mixer tap and drainer, range cooker, integrated extractor fan, space for fridge/freezer, plumbed for washing machine and dishwasher, recessed spotlights, tiled floor, partially tiled walls, back door to enclosed yard.

Bedroom 4 (Downstairs)

7'5" x 10'8"

Wood laminate floor, hot press and storage.

Ensuite

White suite comprising, corner shower enclosure, wall mounted overhead shower, sliding doors, part tiled walls, tiled floor, low flush w/c, wall mounted wash hand basin with mixer tap and tile splashback, extractor fan and recessed spotlights.

First Floor

Bedroom 1

11'5" x 15'0"

Double bedroom.

Bedroom 2

7'4" x 13'4"

Double bedroom.

Bedroom 3

7'3" x 9'11"

Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, corner shower enclosure, wall mounted overhead shower, sliding doors, low flush w/c, pedestal wash hand basin with mixer tap, tiled walls, tiled floor, recessed spotlights and extractor fan.

Outside

Front - On street parking.

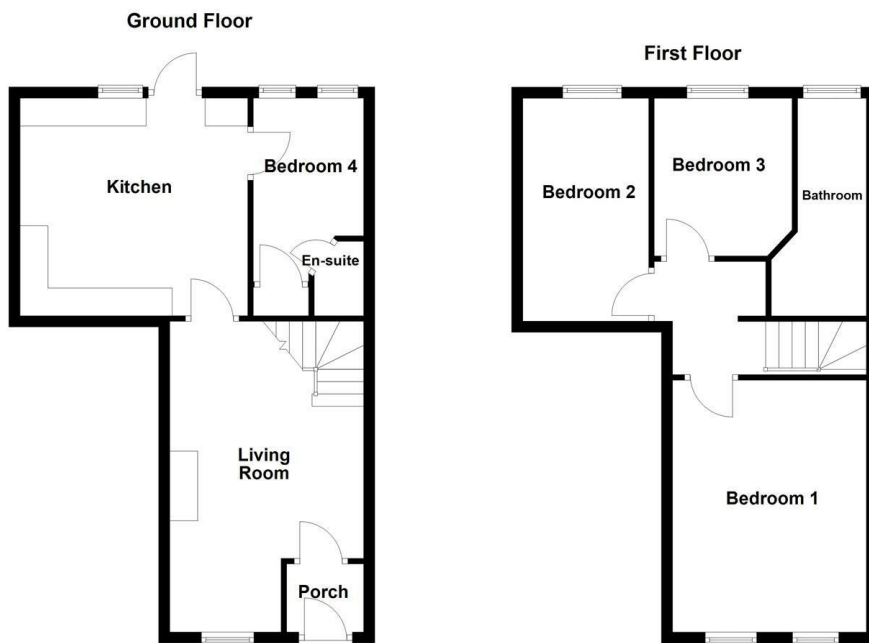
Rear - Fully paved, oil fired boiler, oil tank, outside tap and light, space for storage.











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.

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			
Northern Ireland		EU Directive 2002/91/EC	

73 Main Street. Ballwalter

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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