

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**25 WESTLAND ROAD,  
BALLYWALTER,**

**OFFERS AROUND £285,000**

Located in the popular Westland Development in Ballywalter, this detached bungalow is easily accessible to local amenities, schools, main arterial routes along the peninsula and the seafront.

The property offers a bright, spacious hallway, living room with log burning stove, open plan family room/dining room, modern fitted kitchen with integrated appliances, plumbed utility room and sunroom. There are four bedrooms, master with ensuite shower room and sliding wardrobes. Furthermore, there is a family bathroom comprising of white suite. The property has oil fired central heating and uPVC double glazed windows.

Externally, there is a detached garage with workshop space, enclosed rear garden and to the front of the property a tarmac driveway with space for multiple vehicles.

This property appeals to a wide variety of potential clients from working professionals to young families to downsizers alike.

Early viewing recommended to not miss out on a wonderful family home.



## Key Features

- Four Bedroom Detached Property In Sought After Development Within Walking Distance To Shore Front
- Modern Fitted Kitchen Leading To Open Plan Living/Dining Room With Additional Sunroom
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Easily Accessible To Local Amenities, Schools, Main Arterial Routes And Seafont
- Spacious Living Room With Wood Burning Stove
- Family Bathroom And Ensuite Shower Room Comprising Of White Suite
- Detached Garage, Fully Enclosed Rear Garden And Tarmac Drive With Space For Numerous Vehicles
- Early Viewing Recommended For This Beautiful Family Home



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate flooring, recessed spotlights.

#### Office/Bedroom 4

8'0" x 10'6"

Wood laminate flooring.

#### Living Room

17'5" x 12'4"

Wood burning stove with granite hearth and tiled surround, recessed spotlights, wood effect laminate flooring.

#### Kitchen

10'11" x 11'8"

Modern fitted kitchen with range of high and low level units, laminate effect work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated fridge/freezer, integrated microwave and oven, four ring electric hob, stainless steel extractor hood, tiled floor and recessed spotlights.

#### Family / Dining Room

8'9" x 22'3"

Space for dining, wood effect laminate flooring, recessed spotlights.

#### Sunroom

10'7" x 10'3"

Wood effect laminate flooring, recessed spotlights, double doors into enclosed rear garden.

#### Utility Room

Range of high and low level units, laminate effect worktops, plumbed for washing machine and tumble dryer, tiled floor, recessed spotlights, built in storage and back door leading onto driveway.

#### Bedroom 1

11'8" x 12'8"

Double bedroom with built in sliding wardrobes and wood effect laminate flooring.

#### Ensuite Shower Room

White suite comprising shower enclosure with wall mounted overhead shower and sliding doors, vanity unit with mixer tap, storage and tiled splashback, tiled flooring, low flush w/c, part tiled walls, recessed spotlights, extractor fan.

#### Bedroom 2

10'4" x 8'11"

Double bedroom, wood effect laminate flooring, recessed spotlights.

#### Bedroom 3

8'1" x 12'3"

Double bedroom, wood effect laminate flooring and recessed spotlights.

#### Bathroom

White suite comprising free standing bath with mixer tap and shower attachment, shower enclosure with wall mounted overhead shower, low flush w/c, vanity unit mixer tap and storage, tiled floor, partially tiled walls, recessed spotlights, extractor fan and hot press and storage.

#### Garage

12'9" x 21'10"

Roller door, power, light, storage space and work bench.

#### Outside

Front - Tarmac driveway with space for multiple vehicles, area in lawn.

Rear - Fully enclosed, area in lawn, area in decking, area in stones, outside tap and light, area in paving, side gates for bin access.



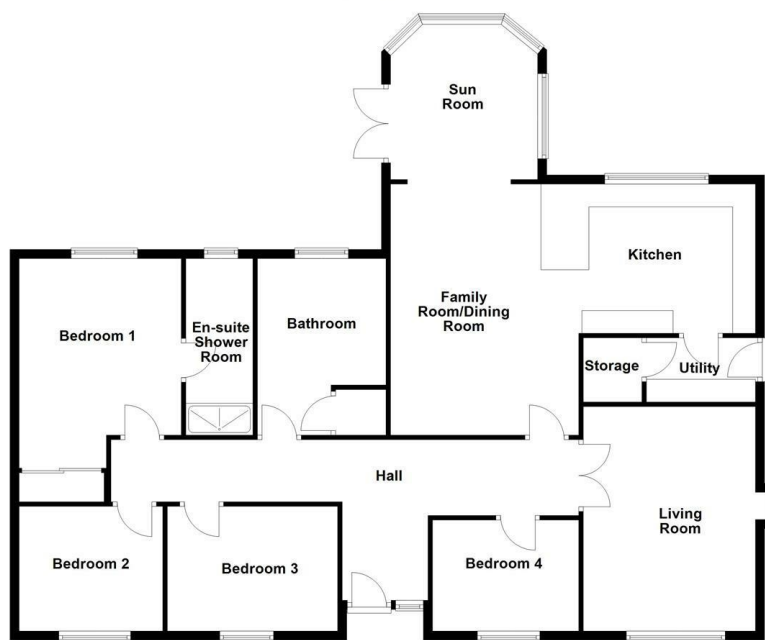








Ground Floor



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 PlanItUp.

25 Westland Road, Ballwalter

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWARDS  
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark