

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**WHITKIRK HOUSE, APT 1 27 MAIN
STREET, BALLYWALTER, BT22 2PQ**

OFFERS AROUND £115,000



Nestled in the heart of Ballywalter, this bright and spacious ground floor apartment offers a delightful living experience.

The apartment features a bright and spacious open plan living, kitchen area along with two generously sized double bedrooms and modern shower room.

One of the standout features of this property is its excellent location. Just a short stroll away, you will find Ballywalter's award-winning beach, ideal for leisurely walks or enjoying a sunny day by the sea. The vibrant community and local amenities are also within easy reach, making this apartment not only a lovely home but also a practical choice for everyday living.

Given its appealing attributes and prime location, early viewing is highly recommended to fully appreciate what this charming apartment has to offer.

Whether you are looking for a new home or a holiday retreat, this property is sure to meet your needs.

Key Features

- Bright, Spacious Ground Floor Apartment On The Main Street Of Ballywalter
- Open Plan To Living Room and Dining Area
- Modern Shaker Kitchen With Range Of Integrated Appliances
- Two Double Bedrooms And Modern Shower Room
- Electric Heating and Double Glazed Windows
- Excellent Location Within Minutes' Walk Of Ballywalter's Award Winning Beach
- Popular Village With Range Of Local Amenities
- Early Viewing Recommended With No Onward Chain



Accommodation

Comprises:

Entrance Hall

Wood effect laminate flooring, built in storage.

Living Room

10'9" x 25'7"

Open to:

Kitchen / Dining Area

Luxury grey shaker style kitchen with high and low level units, wood effect laminate work surfaces and upstands, single drainer granite composite sink unit with mixer taps, built in electric under oven, four ring electric hob, glass splashback, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, integrated washer dryer, spotlighting and wood effect laminate flooring.

Bedroom 1

13'3" x 11'9"

Double Bedroom.

Bedroom 2

8'10" x 10'5"

Built in Storage.

Shower Room

6'6" x 6'10"

Modern white suite comprising large walk in shower cubicle with overhead shower and glazed shower door, wall mounted wash hand basin, low flush wc, feature mirror with light, fully tiled walls, tiled floor, spotlighting and extractor fan.

Outside

Landscaped communal areas and secure access at the front and rear.

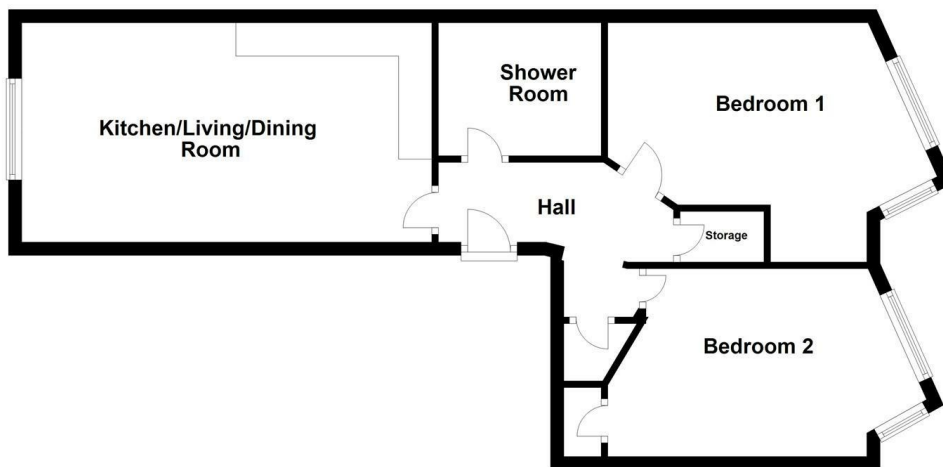
Management Fee

Landscaped and communal areas have been incorporated to compliment your new home and these areas will require continuing management in the future in order to maintain the quality environment in which you live. For this purpose, "Whitkirk House" has entered into an agreement with a management company. Residents will contribute to this service. The first payment will be made to the management company at the same time as your balance purchase money is paid.





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 misstatement. 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		69	69
(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	

Apt 1 Whitkirk House

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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