



55 Bartleys Wood, Ballywalter,
Newtownards, BT22 2GG

Asking Price: £159,950

 **Reeds Rains**

reedsrains.co.uk

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Viewings by Appointment

Description

Reeds Rains are delighted to present for sale this beautifully appointed semi detached property in the popular seaside village of Ballywalter.

Located in a quiet cul de sac and backing onto Dunleath Estate, the house is within easy walking distance to the beach and will appeal to an array of purchasers from first time buyers, to investors or those wishing to downsize.

Briefly comprising on the ground floor of an entrance hall with separate WC, living room, modern fitted kitchen and utility. On the first floor there are three bedrooms - master with ensuite and a family bathroom.

The property is further enhanced with oil fired central heating and double glazing.

This spacious home can only be fully appreciated upon internal viewing.

Please call our sales team on 028 9181 4144 to arrange your private appointment.

GROUND FLOOR

Entrance Porch

Tiled floor, door to:

Entrance Hall

Wooden floor.

WC

White suite comprising low flush WC and wall mounted wash hand basin with mixer tap.

Tiled floor and partially tiled walls. Extractor fan and recessed spotlights.

Living Room

14'10" x 12'5" (Max) (4.52m x 3.78m (Max))

Gas fire with stone surround and hearth.

Kitchen / Dining

13'3" x 12'5" (Max) (4.04m x 3.78m (Max))

Modern fitted kitchen with a range of high and

low level units with laminate work tops. One and a half bowl stainless steel single drainer sink unit with mixer tap. Single oven, 4 ring ceramic hob and stainless steel extractor fan. Integrated dishwasher. Tiled floor and partially tiled walls. Recessed spotlights. French doors to rear garden.

Utility Room

8'8" x 6 (2.64m x 6)

Range of units, stainless steel single drainer sink unit with mixer tap. Plumbed for washing machine and space for tumble dryer. Tiled floor with partially tiled walls. Door to rear garden.

FIRST FLOOR

Landing

Hot press.

Bedroom 1

13'4" x 8'10" (4.06m x 2.7m)

Ensuite

9'10" x 6'9" (Max) (3m x 2.06m (Max))

White suite comprising low flush WC, wall mounted wash hand basin with mixer tap and enclosed thermostatically controlled shower. Tiled floor and partially tiled walls. Recessed spotlights and extractor fan.

Bedroom 2

10 x 9'10" (10 x 3m)

Bedroom 3

9'8" x 7'10" (2.95m x 2.4m)

Bathroom

6'10" x 6'5" (2.08m x 1.96m)

White suite comprising low flush WC, wall mounted wash hand basin with mixer tap and panelled bath with mixer tap and thermostatically controlled shower over. Tiled

floor and tiled walls. Recessed spotlights and extractor fan.

Outside

Front garden laid in lawns with paviour and stone driveway. Enclosed garden to rear laid in lawns and backing onto the tranquil Dunleath Estate.

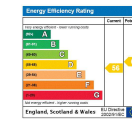
Oil boiler and PVC tank.

Heating Type

Oil fired central heating.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukSI/2017/692/c> ontents



For full EPC please contact the branch.

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

Glazing Type

Double glazed.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.