

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**FLAT 2 ROCKDENE, 6 SPRINGVALE  
ROAD, BALLYWALTER, BT22 2PE**

**OFFERS AROUND £199,950**



This beautiful apartment is situated close to the village of Ballywalter and its historic harbour.

With private access to the sandy beach The Long Strand offers safe bathing and is an ideal base for watersports.

The apartment offers two generous double bedrooms, a bathroom with built in vanity and an excellent spacious living/dining and kitchen area with french doors to a balcony and large picture window to take advantage of the outstanding views.

With the added advantage of basement storage and a large garage early viewing is highly recommended.



## Key Features

- Frontline Apartment With Stunning Sea Views
- Open Plan Kitchen/Living/Dining With Picture Window To Coastline
- Two Double Bedrooms
- Excellent Basement Storage And Garage
- Private off Street Parking
- Direct Access To Sandy Beach
- No Onward Chain



### Accommodation Comprises:

#### Entrance Hall

Built in storage.

#### Kitchen / Living / Dining Area

20'3" x 22'7"

Range of high and low level units with laminate work surfaces, built in drainer stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, space for fridge freezer, four ring electric hob, integrated oven and extractor fan, partly tiled walls and part tiled floor.

#### Bedroom 1

10'2" x 14'0"

#### Bedroom 2

8'10" x 10'9"

#### Bathroom

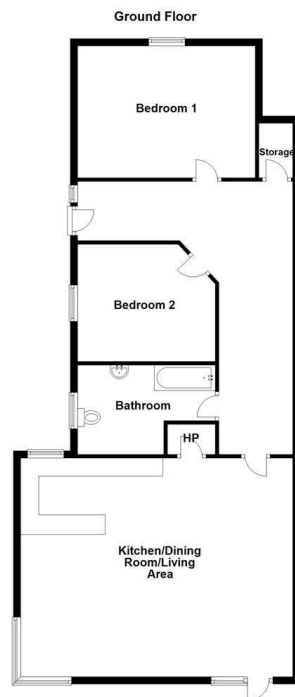
White suite comprising panelled bath with mixer taps, wall mounted overhead shower with glazed shower screen, vanity unit with mixer tap, low flush wc, extractor fan and partially tiled walls.

### Garage

#### Outside

Communal brick paviour area, parking area, gate with direct beach access.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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

NEWTOWNARDS  
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