

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**42 BARTLEYS WOOD,
BALLYWALTER, NEWTOWNARDS,**

OFFERS OVER £149,950



Located in the Bartleys Wood Development, this spacious three bedroom end-townhouse, is a short distance to Ballywalter Village, local amenities, schools, the shorefront and main arterial routes to Bangor, Belfast and the Ards Peninsula.

The property offers entrance porch, spacious living room with feature open fireplace, kitchen with range of integrated and plumbed for appliances, and downstairs w/c. On the first floor, there are three double bedrooms one with built in storage and family bathroom comprising of white suite. The property has oil fired central heating and uPVC double glazed windows.

Externally, there is a fully enclosed landscaped rear garden, brick paviour driveway with space for off street parking. This property attracts a wide range of potential clients from first time buyers, investors and downsizers alike.

Early viewing recommended!

Key Features

- End Townhouse Located In The Popular Residential Development In Bartleys Wood
- Spacious Living Room With Feature Fireplace
- Bright Kitchen With Mixture Of Integrated And Plumbed For Appliances
- Three Bedrooms, One With Built In Storage
- Family Bathroom Comprising Of White Suite And Downstairs W/C
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Brick Paviour Driveway With Space For Two Vehicles And Fully Enclosed Landscaped Rear Garden
- Located Close To Ballywalter Village, Shorefront And Main Arterial Routes
- Attracts A Wide Variety Of Potential Clients, From First Time Buyers, To Investors To Downsizers Alike
- Early Viewing Recommended, No Onward Chain



Accommodation Comprises

Porch

Wood laminate flooring.

Hall

Wood laminate flooring.

Living Room

12'6" x 17'0"

Wood laminate flooring, open fireplace, granite hearth, surround and wooden mantle.

Kitchen

12'7" x 9'10"

Fitted kitchen with a range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated oven, four ring electric hob, integrated fridge/freezer, stainless steel extractor hood, partially tiled walls, plumbed for washing machine, space for dining storage under the stairs, double doors to enclosed rear garden.

W/C

White suite comprising, wall mounted wash hand basin with mixer tap and tile splashback, low flush w/c.

First Floor

Landing

Hot press and storage.

Bedroom 1

13'8" x 13'2"

Double bedroom.

Bedroom 2

9'10" x 10'0"

Double bedroom and built in storage.

Bedroom 3

7'10" x 8'0"

Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, shower screen, wall mounted wash hand basin with mixer tap and tile splashback, low flush w/c, extractor fan.

Outside

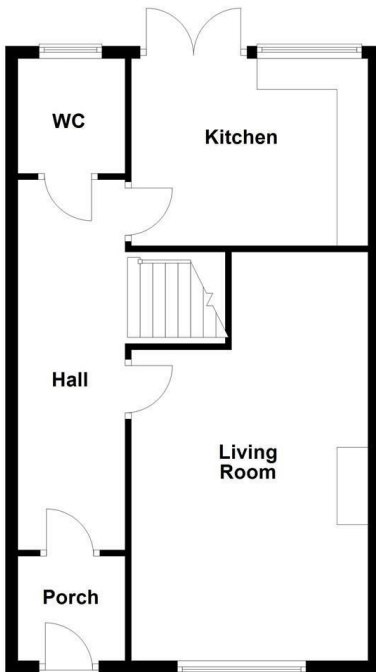
Front - Brick paviour driveway with space for multiple vehicles, bedding in stones with shrubs.

Rear - Fully enclosed, area in patio, area in stones, space for shed, oil tank, oil fired boiler, area in shrubs, raised beds in shrubs, outside tap and light, side gate for bin access.

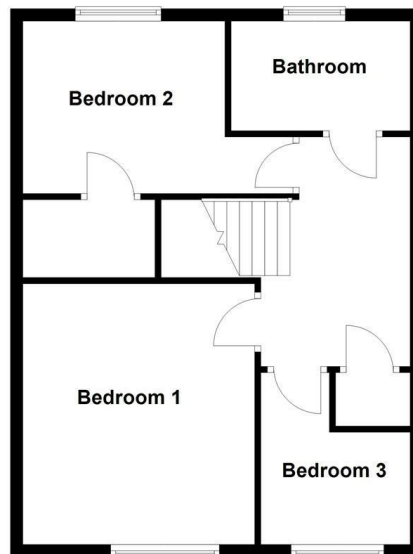




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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	

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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