

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH – LOCAL KNOWLEDGE



**7 HAWTHORN MEADOW,  
BALLYWALTER, BT22 2UH**

**OFFERS AROUND £189,950**



New to the market, 7 Hawthorn Meadow is a charming property located in the picturesque area of Ballywalter, Newtownards. This delightful house boasts a cosy reception room, ideal for relaxing or entertaining guests. With three bedrooms and a good sized bathroom, there is ample space for a growing family or those looking to downsize to a more manageable home.

Situated in a quiet cul-de-sac, this property offers a sense of community while still providing privacy. One of the highlights of this home is the stunning sea views that can be enjoyed from the first floor, adding a touch of tranquillity to your everyday life.

Whether you are a first-time buyer eager to step onto the property ladder or someone looking for a peaceful retreat by the sea, this house caters to a variety of needs. Don't miss the opportunity to make this lovely house your new home in beautiful Ballywalter.

## Key Features

- Spacious Three Bedroom Semi Detached Property Located In A Popular Residential Development
- Bright Living Room With Open Fireplace
- Open Plan Kitchen/Dining/Conservatory
- Newly Carpeted Three Bedrooms, One With Sea Views
- Family Bathroom Comprising Of White Suite And Downstairs W/C
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Fully Enclosed Rear Garden And Stoned Driveway To The Front Of Property With Space For Two Vehicles
- Early Viewing Recommended, For A Property That Will Appeal To A Wide Variety Of Buyers



## Accommodation

### Comprises:

#### Entrance Hall

Tiled floor.

#### W/C

White suite comprising, pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, recessed spotlight, extractor fan, tiled floor.

#### Living Room

9'11" x 18'8"

Open fire place with tiled hearth, iron surround and mantle.

#### Kitchen/Dining Room

16'10" x 13'5"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, space for cooker, space for fridge/freezer, plumbed for washing machine and dishwasher, integrated extractor fan, recessed spotlights, tiled floor, space for dining, back door to enclosed rear garden.

#### First Floor

#### Landing

Hot press with storage. New carpet added to stairs, landing and bedrooms.

#### Bedroom 1

8'9" x 14'6"

Double bedroom.

#### Bedroom 2 (Rear)

8'9" x 11'5"

Double bedroom with views of the sea.

#### Bedroom 3

7'9" x 10'9"

#### Bathroom

White suite comprising, pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, panelled bath with mixer tap and shower attachment, shower screen, part tiled walls, recessed spotlight, extractor fan.

#### Outside

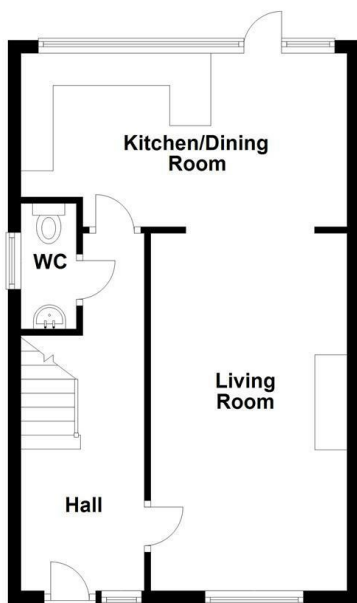
Front - Stoned driveway with space for two vehicles and area in lawn.

Rear - Fully enclosed, patio area, area in stones, area in artificial grass, oil fired boiler, oil fired tank, outside tap and light, side access for bins.

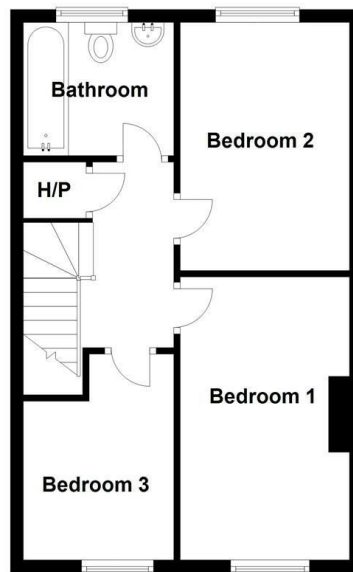




Ground Floor



First 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	68
(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 91811444.

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

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

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

