

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 BALLYVESTER ROAD,
DONAGHADEE, BT21 0LL**

OFFERS AROUND £140,000



This charming property is located on the Ballyvester Road, only minutes from Donaghadee town centre, seafront, promenade and the wide range of amenities that the town has to offer.

Currently used as a holiday home but suitable for a variety of purposes, this much loved house has been in the same family for over 40 years and will appeal to a range of buyers.

With a seaside, cottage feel throughout, any purchaser will be charmed by the wood burning stove, range of bedrooms and the fantastic gardens to front and rear.

There are three bedrooms, master with ensuite shower room, family bathroom, living room and a well proportioned kitchen/dining room.

With the opportunity to modernise or enjoy as a holiday cottage, we recommend viewing this home at your earliest convenience to avoid disappointment.

Key Features

- Unique Detached Bungalow On A Spacious Site
- Currently Used As A Weekend Holiday Home
- Three Good Sized Bedrooms, Master With Ensuite
- Large Living Room With Multi Fuel Stove
- Gardens To Front And Rear With Mature Shrubs And Hedging
- Kitchen With A Good Range Of Units, Open To Dining Area
- Within Minutes Of Donaghadee Town Centre, Seafront And Promenade
- Early Viewing Is Recommended For This Charming Property
- Cash Purchasers Only



Accommodation Comprises:

Entrance Porch

Wood laminate flooring.

Living Room

10'2" x 15'8"

Multi-fuel stove with granite hearth and wooden mantle, wood laminate flooring.

Kitchen/Dining Room

19'6" x 15'1"

Range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and built in drainer, plumbed for washing machine, plumbed for dishwasher, space for cooker, space for fridge/freezer, partially tiled wall, wood laminate flooring, spotlights.

Bedroom 1

7'8" x 10'4"

Double bedroom.

Ensuite

White suite comprising corner shower unit, wall mounted overhead shower with sliding glass doors, vanity unit with mixer tap and storage, low flush w/c, recessed spotlights, panelled walls.

Bedroom 2

10'3" x 9'0"

Double bedroom.

Bedroom 3

8'10" x 6'5"

Shower Room

White suite comprising enclosed shower cubicle with overhead shower and sliding glass doors, vanity unit with mixer tap and storage, low flush w/c, laminate flooring and panelled walls.

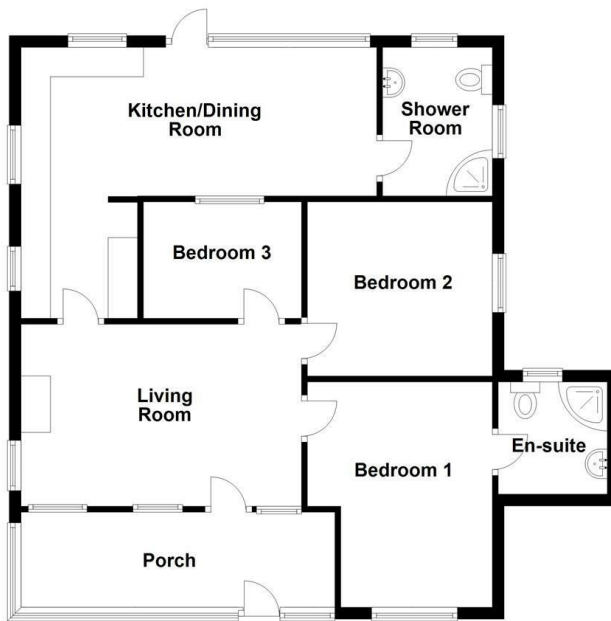
Outside

Front - Fully enclosed, area in lawn, mature trees and hedging, driveway with space for multiple vehicles.
Rear - Fully enclosed, area in lawn, mature shrubs and hedging, storage space, greenhouse, outside tap and light.





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 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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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.

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