



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Main Street,

Offers in the region of £82,500



Reeds Rains

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Main Street, Ballywalter, County Down
Offers in the region of £82,500

Reeds Rains are delighted to present for sale this spacious mid terrace home located on Main Street in Ballywalter. The property benefits from uninterrupted sea views and will appeal to an array of purchasers from first time buyers, to investors or to those looking for a holiday home by the sea. Ballywalter village is a short stroll away where the new home owner can enjoy the number of local amenities on offer. Public transport links to Newtownards, Belfast and neighbouring villages is also available. Internally the property comprises of a living room, kitchen/dining, two bedrooms and a shower room. The property is further enhanced with oil fired central heating and double glazing. To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

GROUND FLOOR

ENTRANCE PORCH

PVC door. Glazed door to:

ENTRANCE HALL

Wooden floor.

LIVING ROOM

5.97m x 2.97m (max) (19'7" x 9'9" (max))
Wooden floor. Under stairs storage. Sea views.

KITCHEN / DINER

4.19m x 4.06m (13'9" x 13'4")
Fitted kitchen with a range of high and low level units and laminate work surfaces. Stainless steel single drainer sink unit with mixer tap. 4 ring gas hob, extractor fan and oven. Plumbed for

washing machine and dishwasher. Part tiled walls. PVC door to rear.

FIRST FLOOR

LANDING

BEDROOM 1

4.17m x 2.97m (max) (13'8" x 9'9" (max))
Laminate floor. Built in wardrobe. Sea views.

BEDROOM 2

4.19m x 4.06m (max) (13'9" x 13'4" (max))
Laminate floor. Built in wardrobe.

SHOWER ROOM

2.26m x 1.98m (7'5" x 6'6")
White suite comprising low flush, wall mounted wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Recessed spotlights and extractor fan. Towel rail.

OUTSIDE

Enclosed tiered patio areas to rear. Off street parking to rear.

HEATING TYPE

Oil fired central heating.

GLAZING TYPE

Double glazed.

EPC

FLOOR PLAN

Laser Tape Clause

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

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



