

**simonBRIEN**  
RESIDENTIAL

4 Main Street,  
Ballywalter, BT22 2PG



Asking Price £87,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A fantastic seaside property with great views
- Recently modernised offering bright accommodation
- Lounge with sea views
- Three bedrooms, bed 1 & 3 with sea views
- Recently installed modern kitchen
- Recently installed shower room comprising white suite
- Oil fired central heating
- Upvc double glazed windows
- Gardens to front and rear, front with fantastic sea views and along Ballywalter's sandy beach
- Perfect for a weekend bolt hole/ lock up and leave holiday home

#### SUMMARY

A well-presented mid terrace property located within the coastal village of Ballywalter, and has recently been modernised by its current owners.

The subject property holds bright, well presented accommodation in the form of entrance hall, lounge with views of Ballywalter Harbour and Beach and recently fitted modern kitchen on the ground floor. The first floor has three bedrooms, beds 1 and 3 with fantastic views over Ballywalter Harbour and the Irish Sea and a newly installed modern shower room.

Externally the property has an enclosed garden to the front which has clear views to the harbour, Irish Sea and along Ballywalter's award winning sandy beach. There is a small enclosed rear yard in brick pavers, covered porch and store.

We feel this property will be of interest to first time buyers, downsizers and clients looking for a seaside bolt hole to spend their weekends away from the city.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Hardwood front door to:

##### ENTRANCE HALL:

Ceramic tiled floor.

##### LIVING ROOM:

**14' 4" x 12' 4" (4.37m x 3.76m)**

Wood effect floor, cast iron fireplace with tiled inset and carved wood surround, sea views, cloaks cupboard.

##### DELUXE KITCHEN:

**15' 8" x 8' 5" (4.78m x 2.57m)**

1.5 tub single drainer stainless steel sink unit, range of high and low level white units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, extractor hood, plumbed for dishwasher, wall tiling, recessed spotlighting, ceramic tiled floor, hardwood door to rear.





**FIRST FLOOR**

**LANDING:**

Access to roofspace.

**BEDROOM (1):**

**12' 7" x 8' 1" (3.84m x 2.46m)**

Views to the Irish Sea, Ballywalter Harbour and beach.



**BEDROOM (2):**

**10' 3" x 9' 6" (3.12m x 2.9m)**

At widest points.



**BEDROOM (3):**

**9' 3" x 7' 4" (2.82m x 2.24m)**

Views to the Irish Sea, Ballywalter Harbour and beach.

**DELUXE SHOWER ROOM:**

Modern white suite comprising separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, wall tiling, ceramic tiled floor, recessed spotlighting, extractor fan.



**OUTSIDE**

Enclosed garden to front in large paved patio area with superb views over Ballywalter Beach and Harbour. Rear in small enclosed garden laid out in brick pavers, large covered porch.

**BRICK STORE:**

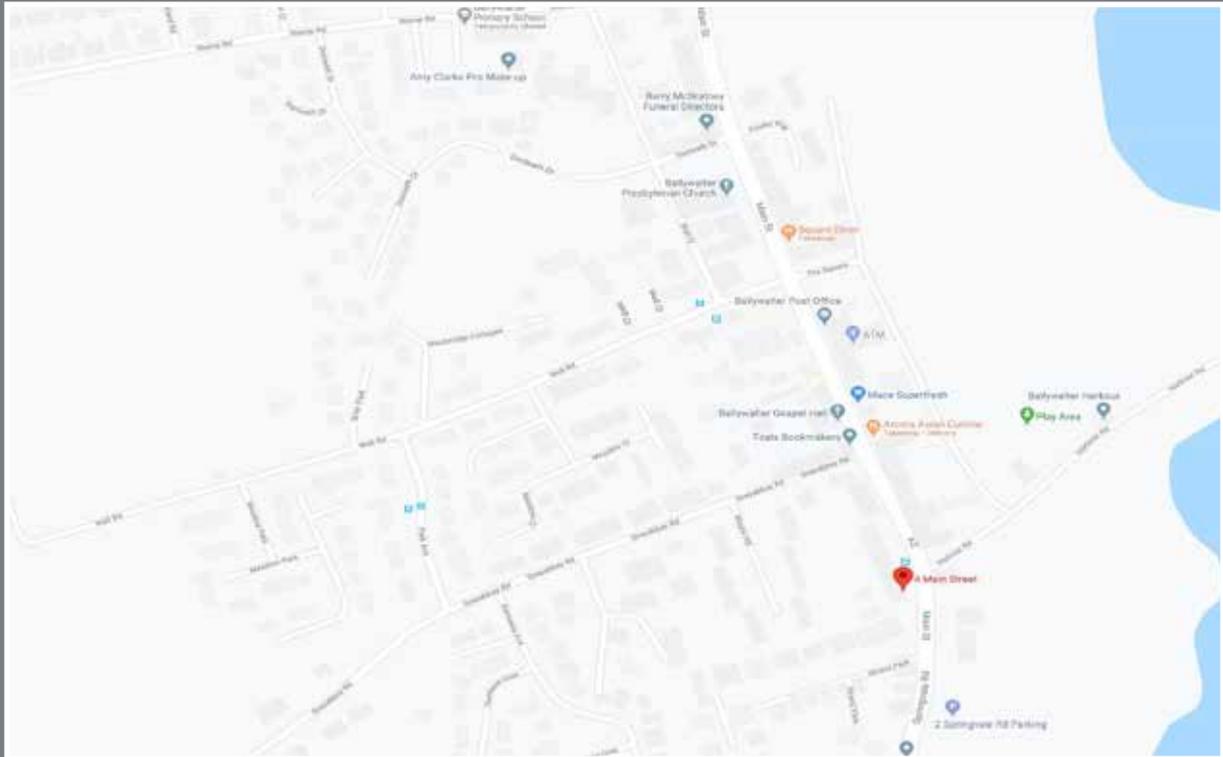
Plumbed for washing machine, light and power.

**SEPARATE BOILER HOUSE:**

Oil fired boiler, light and power, ceramic tiled floor part wall tiling.



# Location



Main Street, Ballywalter

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/F/20/AN



	Current	Potential
Very energy efficient + lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		55
E 39-54	35	
F 21-38		
G 1-20		

EPC REF: 9973-0021-7010-4061-4922

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