

2 Whitechurch Meadows,
Ballywalter, BT22 2UP



Offers Around £190,000

Telephone 02891 800700
www.simonbrien.com

Ballywalter Beach Nearby



KEY FEATURES

- A superb detached family home
- Positioned on a level, corner site
- Ideally located within a short stroll of Ballywalter's award winning beach fronting onto the Irish Sea
- Four bedrooms
- Master with ensuite
- Lounge offering access to rear gardens via French doors
- Separate dining room
- Recently installed large wet room on ground floor in modern White suite
- Downstairs cloakroom comprising modern White suite
- Deluxe fitted kitchen/ breakfast room
- Separate utility room
- Detached matching garage
- Tarmac driveway
- Gardens to front, side and rear laid out in lawns, large paved patio and hedging
- Oil fired central heating system
- uPVC double glazed windows
- Alarm system
- Beam vacuum system

SUMMARY

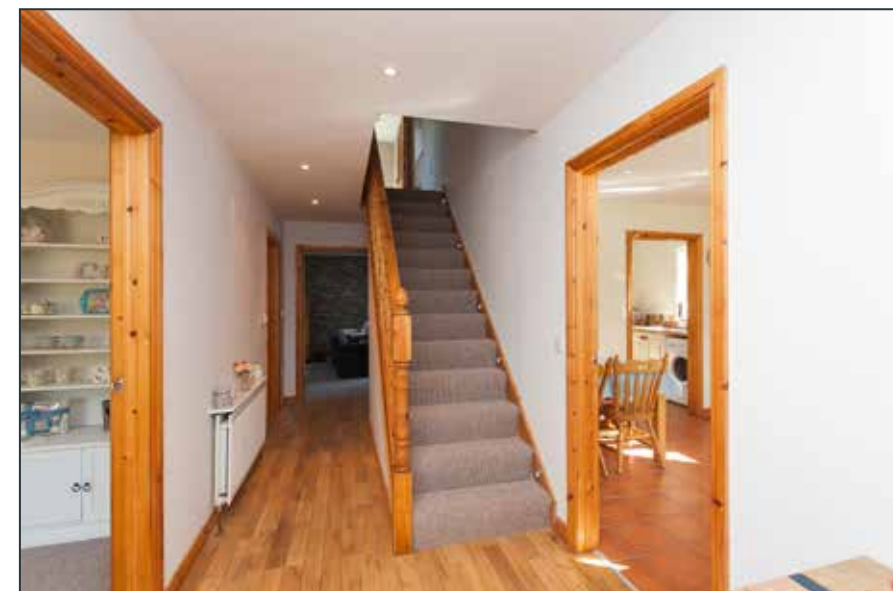
Ideally positioned within a 2 min walk of Ballywalter's shoreline and award winning beachfront, we offer this superb detached villa to the open market. Occupying a private corner site, No. 2 Whitechurch Meadows is deceptively spacious and offers a bright and well-designed interior which will undoubtedly be appealing for growing families.

On the ground floor the accommodation briefly comprises of: entrance hall, an all-important downstairs WC, large - recently installed wet room, lounge with French door's leading to rear garden, deluxe fitted kitchen, dining room and separate utility.

At first floor level this fantastic family home offers four great sized bedrooms, master bedroom with ensuite and a very well appointed family bathroom comprising of a modern White suite

Externally the subject property rests on a level corner site laid out in manicured lawns, paved patio, hedging and flowerbeds. There is also a detached matching garage approached via tarmac driveway.

To arrange your private viewing appointment, please contact our Newtownards branch on 02891800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

Outside light, solid wooden door to:

ENTRANCE HALL:

Polished oak floor, telephone point, recessed spotlighting, cloaks storage under stairs.



CLOAKROOM:

Deluxe white suite comprising: pedestal wash hand basin with mixer taps, push button WC, extractor fan.



DINING ROOM:

10' 4" x 10' 3" (3.15m x 3.12m)

Dual aspect.



DELUXE KITCHEN/BREAKFAST ROOM:
11' 10" x 10' 11" (3.61m x 3.33m)

Bowl and a quarter stainless steel sink unit with mixer taps, excellent range of high and low level cream units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, stainless steel extractor hood, integrated fridge freezer, pull out larder, plumbed for dish washer, wall tiling, TV point, concealed lighting, ceramic tiled floor, recessed spotlighting, glazed door to:



UTILITY ROOM:
7' 5" x 6' 6" (2.26m x 1.98m)

Single drainer stainless steel sink unit with mixer taps, range of low level units, Formica roll edge work surfaces, plumbed for washing machine, wall tiling, ceramic tiled floor, beam vacuum unit, double glazed door to rear enclosed garden.



LOUNGE:
16' 4" x 12' 10" (4.98m x 3.91m)

Attractive pine fireplace surround with cast iron inset, granite hearth, TV and telephone point, bay window with countryside views, uPVC double glazed French doors to rear enclosed garden.



LUXURY WET ROOM:
10' 8" x 8' 1" (3.25m x 2.46m)

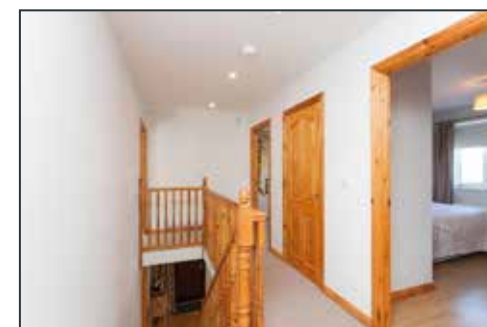
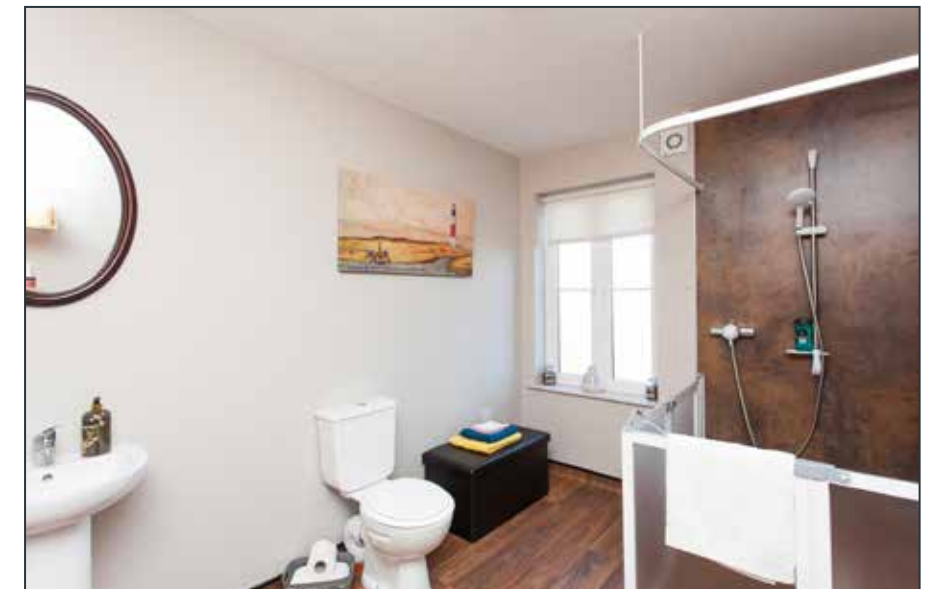
Wheelchair access shower cubicle, thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, extractor fan.

Staircase with low voltage lighting to:

FIRST FLOOR

LANDING:

Concealed linen cupboard, high efficiency hot water cylinder, recessed spotlighting, access to roofspace.





BEDROOM (1):
18' 10" x 11' 2" (5.74m x 3.4m)

Recessed spotlighting, television and telephone points.



DELUXE ENSUITE SHOWER ROOM:

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, floating wash hand basin with mixer taps, push button WC, extractor fan.



BEDROOM (2):
12' 11" x 9' 9" (3.94m x 2.97m)

Television point, views to Irish Sea and countryside.



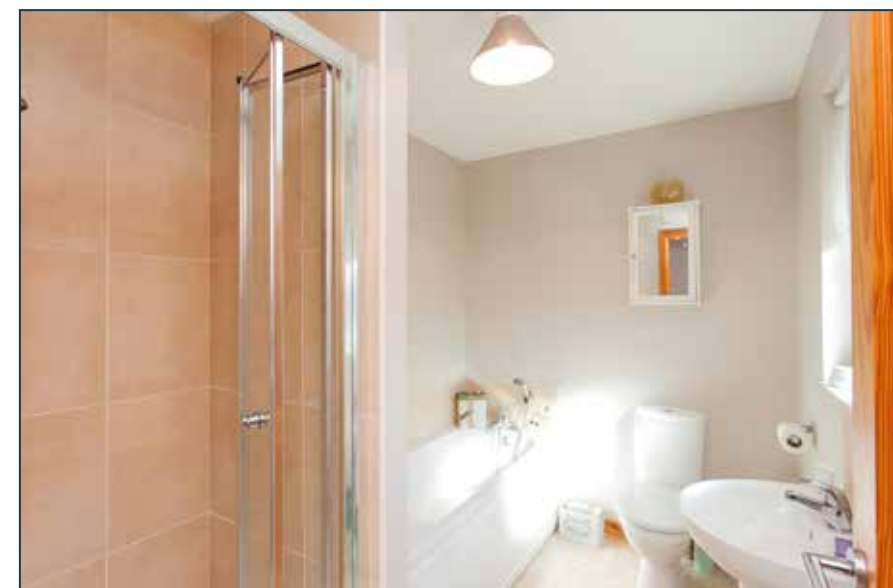
BEDROOM (3):
10' 9" x 10' 3" (3.28m x 3.12m)

Dual aspect, television point, views to Irish Sea and countryside.



BEDROOM (4):
10' 9" x 8' 1" (3.28m x 2.46m) At widest points.

Polished laminate floor, views to Irish Sea and countryside.



DELUXE BATHROOM:

Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower over bath, separate fully tiled shower cubicle, thermostatically controlled shower, floating wash hand basin with mixer taps, push button WC, wall tiling, extractor fan.

OUTSIDE

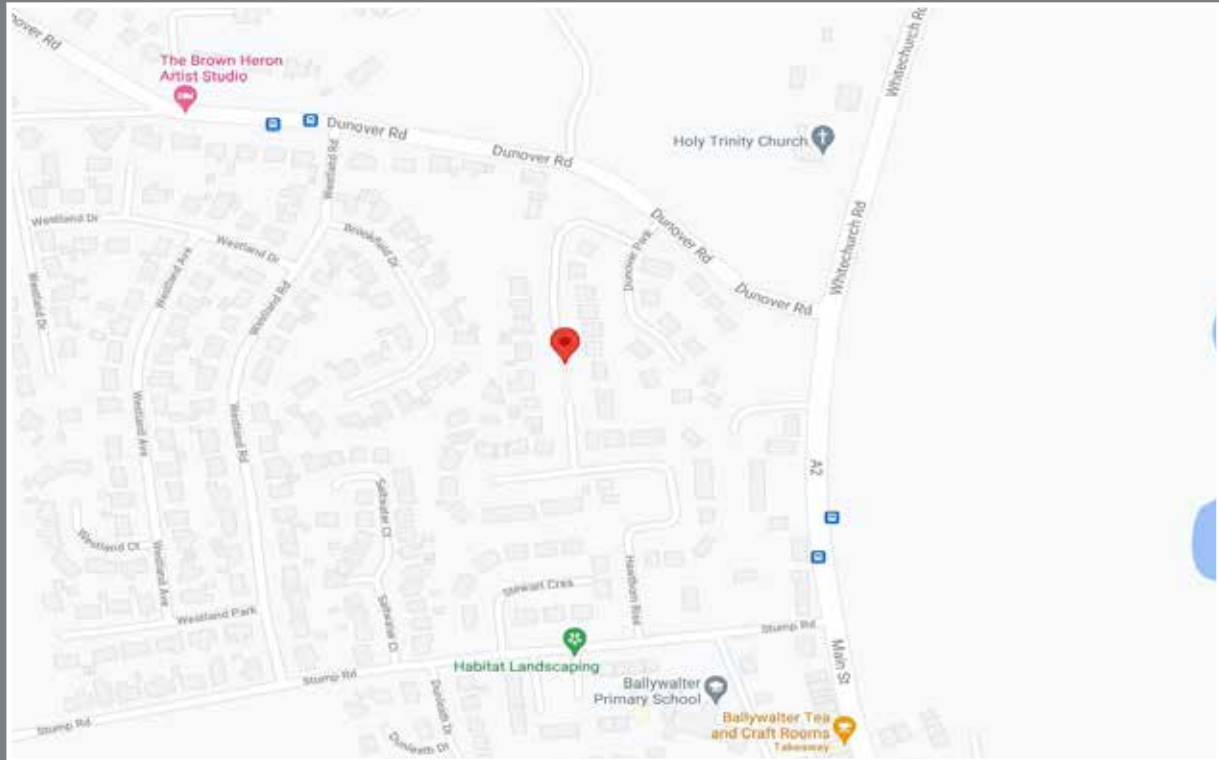
DETACHED MATCHING GARAGE:
17' 11" x 8' 1" (5.46m x 2.46m)

White roller door, uPVC double glazed rear window and side pedestrian door.

Tarmac driveway, gardens to front, side and rear in manicured lawns, large paved patio and paths, raised flowerbeds planted in shrubs, fencing, outside light, outside water tap, boiler house with oil fired boiler, outside tap, pedestrian access to both sides of property, hedging.



Location



Whitechurch Meadows is located just off the Dunover Road, 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

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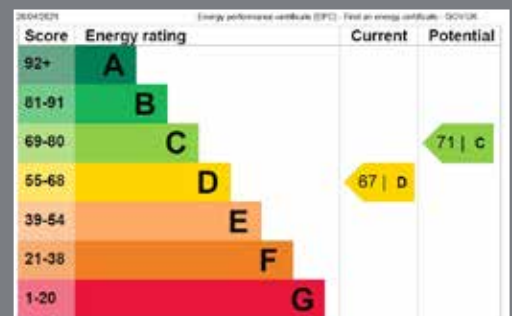


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