

simonBRIEN
RESIDENTIAL

10 Main Street,
Ballywalter, BT22 2PG



Offers Around £129,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A fantastic seaside property with great views
- Recently modernised offering bright accommodation
- A larger than average terrace property
- Lounge with sea views and open fire
- Newly installed fitted kitchen with integrated appliances
- Separate utility room
- Four great sized bedroom, beds 2, 3 and 4 with super views of the Irish Sea
- Newly installed bathroom comprising modern white suite
- Gardens to front in enclosed lawn and large rear in lawn, large, enclosed patio, and timber decking
- Oil fired central heating system; boiler installed in last two years
- HIVE central heating controls
- uPVC double glazed windows and doors

SUMMARY

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

The subject property holds bright, well presented accommodation in the form of entrance hall, lounge with views of Ballywalter Harbour and the Irish Sea, recently fitted modern kitchen with direct access to the rear gardens, there is also a separate utility room all on the ground floor. The first floor has four bedrooms, beds 2, 3 and 4 with fantastic views over the Irish Sea, to complete the first floor there is also and a large, newly installed, modern bathroom.

Externally the property has an enclosed garden to the front which has clear views to the Irish Sea. There is an enclosed rear yard leading onto a large enclosed rear garden laid out in lawn, flowerbeds, and timber. There is vehicular access to the rear of the property, not for parking in permanently.

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. To arrange your viewing appointment, contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENCLOSED ENTRANCE PORCH:

uPVC double glazed door to Entrance Hall.



ENTRANCE HALL:

Polished laminate floor.



LOUNGE:

15' 10" x 11' 9" (4.83m x 3.58m)

Feature timber fireplace surround with granite inset and hearth, open fire, polished laminate floor, views to Irish Sea.

Telephone 02891 800700
www.simonbrien.com



DELUXE FITTED KITCHEN/DINING:
15' 9" x 8' 11" (4.8m x 2.72m)

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, stainless steel extractor hood, integrated fridge and dishwasher, wall tiling, polished laminate floor, LED recessed spotlighting, uPVC double glazed French doors to rear.



UTILITY ROOM:
6' 3" x 5' 3" (1.91m x 1.6m)

Range of high and low level units, Formica roll edge work surfaces, plumbed for washing machine, wall tiling, ceramic tiled floor, uPVC double glazed door to rear.

FIRST FLOOR

LANDING:

Access to roofspace.





BEDROOM (1):
13' 4" x 8' 9" (4.06m x 2.67m)

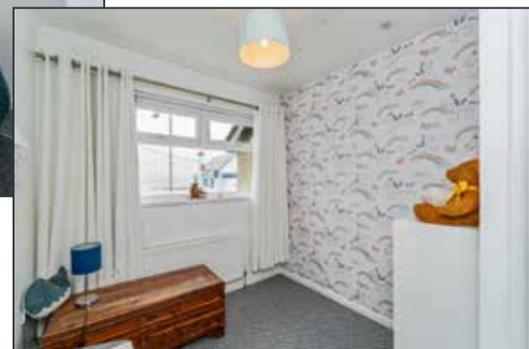


BEDROOM (2):
12' 2" x 7' 9" (3.71m x 2.36m)
Views to Irish Sea.



BEDROOM (3):
9' 2" x 6' 11" (2.79m x 2.11m)
Views to Irish Sea.

BEDROOM (4):
9' 3" x 7' 2" (2.82m x 2.18m)
Views to Irish Sea.



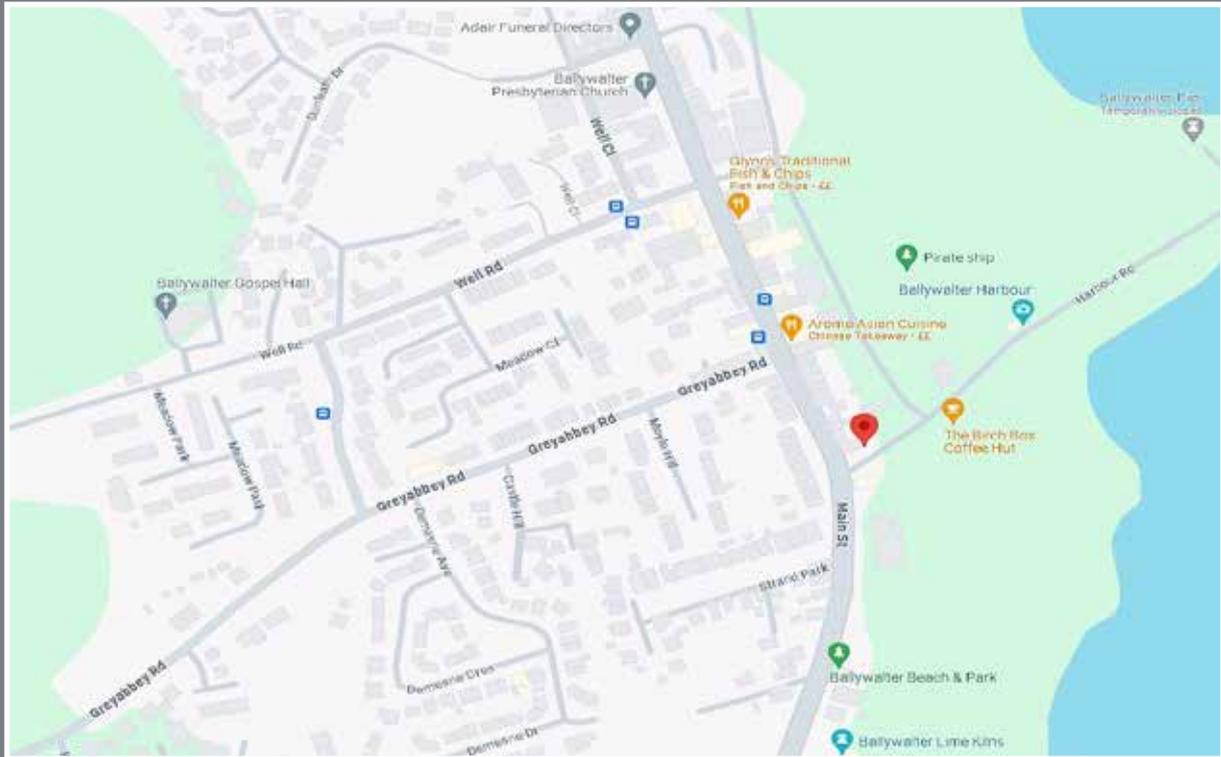
DELUXE BATHROOM:
Modern white suite comprising: panelled bath with mixer taps and telephone hand shower over, separate fully tiled shower cubicle with Triton thermostatically controlled shower unit, vanity sink unit, wash hand basin with mixer taps, push button WC, chrome towel radiator, ceramic tiled floor, LED recessed spotlighting, wall tiling.



OUTSIDE
Enclosed garden to front in lawn and flowerbeds and views to Irish Sea. Large enclosed garden to rear laid out in lawn, flowerbeds, large enclosed patio, fencing, Black boiler house with oil fired boiler, timber decking, fencing, outside lighting, outside tap, outside water tap. Vehicular access to rear but not for parking.



Location



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



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/D/24/AN



EPC REF: 9390-0123-6450-8920-2272

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.