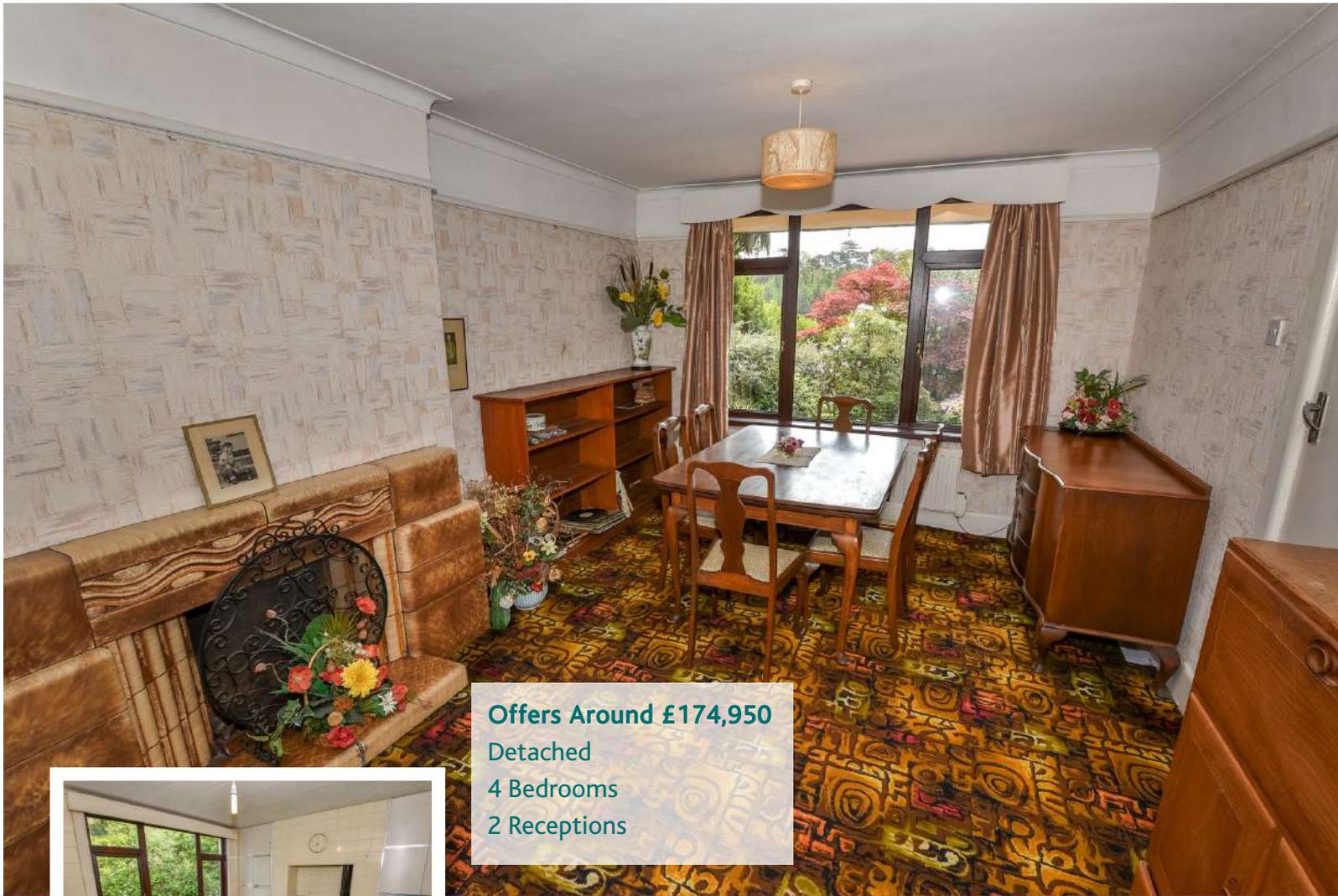




**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**131 GREYABBEY ROAD | Ballywalettr, BT22 2NY**  
**OFFERS AROUND £174,950**



Offers Around £174,950  
Detached  
4 Bedrooms  
2 Receptions



## Property Features

- Detached Family Home in Need of Modernisation but Offering Huge Potential
- Exceptional Elevated Site with Stunning Aspect Overlooking Mature Front Garden and Ballywalter Park Estate
- Versatile and Flexible Accommodation Providing a Range of Different Layouts
- Living Room with Dual Aspect Windows and Open Fire
- Family Room with Cast Iron Wood Burning Stove and Aspect Overlooking Front Garden
- Kitchen with Separate Utility Area
- Four Well Proportioned Bedrooms Plus a Study
- First Floor Bathroom
- Additional Downstairs WC
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Outstanding Mature Gardens with Lawns and Vast Array of Colourful Flowers, Plants, Trees and Shrubs to Front and Rear Which Include Rhododendrons and Camellias
- Excellent Degree of Privacy to Both Front and Rear
- Rear Garden Also Provides Ample Room to Extend Subject to Necessary Approvals And is an Ideal Space for Children to Play or for Outdoor Entertaining
- In Close Proximity to Greyabbey and Ballywalter
- Bangor, Newtownards and Donaghadee Also Easily Accessible

# Accommodation

## Outside

**Attached Garage**  
16'6" x 8'3"



### Ground Floor

**Covered Veranda**

**Enclosed Entrance Porch**

**Reception Hall**

**Living Room**  
21'5" x 11'0"

**Family Room**  
12'0" x 16'0"

**Kitchen**  
10'4" x 9'7"

**Utility Room**  
18'1" x 7'5"

### First Floor

**Landing**

**Master Bedroom**  
11'10" x 11'9"

**Bedroom Two**  
11'0" x 9'9"

**Bedroom Three**  
11'2" x 10'11"

**Bedroom Four**  
9'10" x 8'11"

**Bathroom**

**Study**  
7'1" x 6'6"

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)

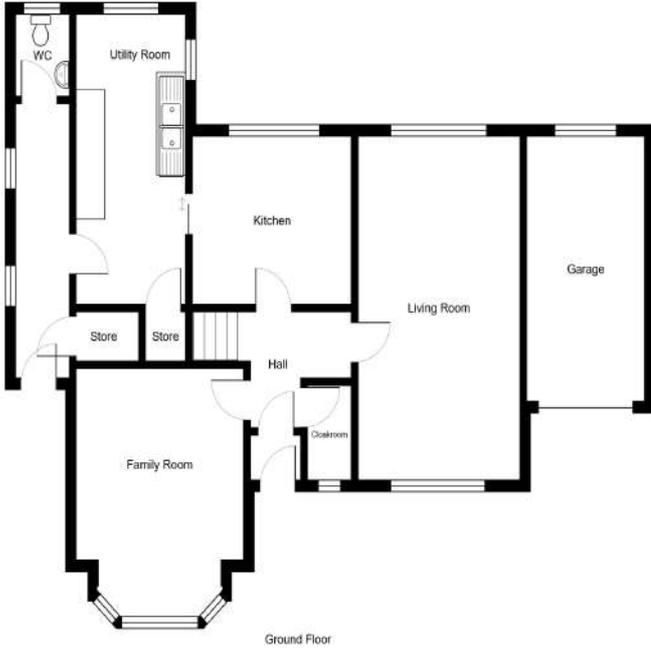
The property itself is spacious and flexible providing a range of layouts to suit the needs of the owners and comprises living room with aspect overlooking mature front garden and rear garden, family room with aspect overlooking front garden, kitchen and separate utility room on the ground floor.

Upstairs there are four well proportioned bedrooms and a study as well as a bathroom with three piece white suite. Outside it is hard to describe what a truly outstanding site is on offer with mature gardens and vast array of colourful flowers, plants, trees and shrubs to front and rear. The rear garden is a very good size providing ample room to extend subject to necessary approvals. This is also an excellent space for children to play or for outdoor entertaining. There is also a tarmac driveway and forecourt with ample parking for numerous vehicles which leads to an attached garage. Other benefits include oil fired central heating, uPVC double glazed windows, outside storage shed and WC.



# Directions

Coming from Ballywalter along Greyabbey Road, go past Bell's hardware. Just beyond the 30 mph sign the property is on the right.



All measurements are approximate and for display purposes only.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



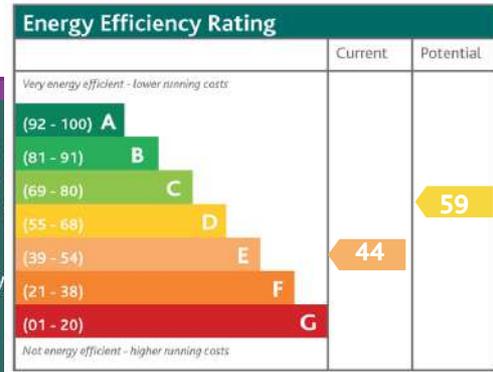
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