

34 Ballycullen Halt, Newtownards,  
County Down, BT23 4WQ

**Asking Price: £175,000**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)



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Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this modern semi detached property in the highly desirable Ballycullen Halt development just off the Scrabo Road in Newtownards. Ideally located on the Belfast side of Newtownards the property will appeal to an array of purchaser from first time buyers to investors or to those wishing to downsize. Internally the property compromises on the ground floor of an entrance hall and spacious open plan kitchen/living/dining, while on the first there are three bedrooms and a bathroom. The property is further enhance with gas fired central heating and double glazing. To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

GROUND FLOOR

Entrance Hall

Tiled floor and understairs storage.

WC

Modern white suite comprising low flush WC and pedestal wash hand basin with mixer tap. Tiled floor and tiled splash back. Extractor fan.

Kitchen / Living / Dining Room

18'10" x 17'10" (5.74m x 5.44m)  
Luxury fitted kitchen with an excellent range of high and low level units and laminate work tops. One and a half bowl stainless steel single drainer sink unit with mixer tap. Integrated fridge/freezer, single oven, 4 ring gas hob and stainless steel extractor fan . Plumbed for washing machine and space for tumble dryer. Feature stove with granite hearth. Tiled floor and partially tiled walls. Feature bay window.

FIRST FLOOR

Landing

Hot press with gas boiler. Laminate flooring and feature stone effect tiled wall

Bedroom 1

9'9" x 9'5" (2.97m x 2.87m)

Bedroom 2

12'9" x 7'8" (3.89m x 2.34m)  
Laminate flooring

Bedroom 3

10'10" x 7'8" (Max) (3.3m x 2.34m (Max))

Bathroom

9'10" x 6'3" (Max) (3m x 1.9m (Max))  
Contemporary white suite low flush WC, vanity wash hand basin with mixer tap, panelled bath with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled flooring and partially tiled walls. Chrome towel rail, recess spotlights, extractor fan and velux window.

Heating Type

Gas fired central heating.

Glazing Type

Double glazed.

Parking

Communal parking to front.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

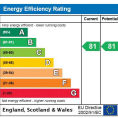
To be able to purchase a property in the

United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements  
All Measurements are Approximate.

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



For full EPC please contact the branch.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.