

4 Westland Park, Ballywalter,  
Newtownards, County Down,  
BT22 2TD

**Offers in the region of:  
£279,950**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)



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Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this immaculately presented detached family home in the popular seaside village of Ballywalter. Located in a quiet cul de sac and within easy walking distance to the stunning shoreline, this property will appeal to growing families looking for those additional bedrooms and reception space. Briefly comprising on the ground floor of an entrance hall, two reception rooms plus sunroom, kitchen/dining, utility room, master bedroom with ensuite and a bathroom. On the first floor there are three bedrooms, and a shower room. The property is further enhanced with oil fired central heating and double glazing. This spacious home can only be fully appreciated upon internal viewing. Please call our sales team on 028 9181 4144 to arrange your private appointment.

GROUND FLOOR

Entrance Hall

Herringbone tiled floor. PVC front door. Hot press.

Lounge

Gas fire. Cornice ceiling.

Dining Room

Wooden floor. Feature alcove.

Kitchen / Dining

Fitted kitchen with an excellent range of high and low level units and laminate work surfaces. One and a half bowl stainless steel single drainer sink unit with mixer tap. 4 ring ceramic hob, stainless steel extractor fan and double oven. Semi integrated dishwasher. Tiled floor and part tiled walls. Door to:

Sunroom

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PVC door to rear garden.

Utility Room

Range of high and low level units and laminate work surfaces. Stainless steel single drainer sink unit with mixer tap. Plumbed for washing machine and space for tumble dryer. Tiled floor and part tiled walls. Access to garage. PVC door to rear.

Bedroom 1

Range of fitted furniture.

Ensuite

White suite comprising low flush, pedestal wash hand basin with mixer tap and enclosed shower cubicle with electric shower. Tiled walls. Extractor fan.

Bathroom

Cream suite comprising low flush WC, pedestal wash hand basin with mixer tap, corner bath with mixer tap and bidet. Tiled floor and tiled walls. Extractor fan.

FIRST FLOOR

Landing

Velux window.

Bedroom 2

Eaves storage, laminate floor. Velux window.

Bedrooms 3

Eaves storage. Door leading to storage room.

Bedroom 4

Velux window.

Shower Room

White suite comprising low flush WC, pedestal wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and tiled walls. Extractor fan. Velux window.

Attached garage

Up and over door. Oil boiler.

Outside

Front garden laid in lawns with tarmac drive leading to rear. Back garden laid in lawns and shrubs with patio area.

Heating Type

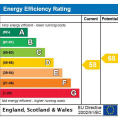
Oil fired central heating.

Glazing Type

Double glazed.

CUSTOMER DUE DILIGENCE

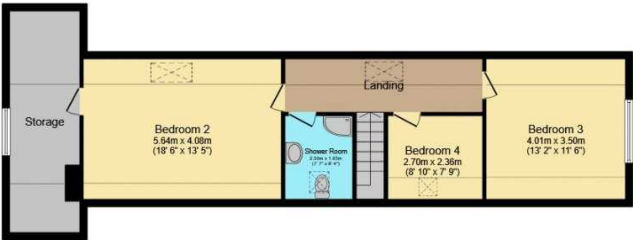
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For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 209.8 m² (2,259 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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All Measurements are Approximate.

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

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)