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**53 Bartleys Wood**

Ballywalter  
BT22 2GG

**Offers In Region Of £120,000**



## 53 BARTLEYS WOOD, BALLYWALTER, BT22 2GG

- Modern semi detached property located in a popular development
- Three well proportioned bedrooms
- Lounge with open fireplace
- Kitchen / dining area overlooking garden
- Utility room
- Bathroom, en suite shower room and downstairs cloak room
- Enclosed rear garden and brick paviour driveway
- Ideal opportunity for first time buyer or purchaser hoping to downsize
- No onward chain
- Contact the office to arrange your viewing



### Property Description

This three bedroom semi detached property located in the popular Bartleys Wood development provides well -proportioned accommodation.

The three bedrooms are complemented by an en suite shower room bathroom and downstairs cloakroom. The lounge features an open fireplace and the kitchen / dining area leads to a separate utility room. The spacious enclosed rear garden backs on to parkland and offers an element of privacy.

This is an ideal opportunity for a first time buyer, young family or purchaser hoping to downsize. Contact the office to arrange your viewing.





## Property Comprise s

### ENTRANCE PORCH

### ENTRANCE HALL

Single panel radiator.

### LOUNGE 17' 2" into recess x 12' 4" (5.23m x 3.76m)

Feature open fireplace; double panel radiator.

### KITCHEN / DINING AREA 13' 3" x 12' 4" max (4.04m x 3.76m)

Excellent range of high and low level units with drawers and complementary work surfaces; four ring stainless steel electric hob and under oven; stainless steel extractor hood; integrated fridge freezer; under stairs storage cupboard; double panel radiator; PVC French Doors to garden.

### UTILITY ROOM 6' 1" x 5' 8" (1.85m x 1.73m)

Stainless steel sink unit and side drainer plumbed for washing machine; single panel radiator; access to garden.







#### **DOWNSTAIRS CLOAK ROOM**

White suite comprising dual flush WC; free-standing wash hand basin; single panel radiator; extractor fan.

#### **FIRST FLOOR LANDING**

Built-in hot press; access to roof space.

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

Single panel radiator.

#### **EN SUITE SHOWER ROOM**

Corner shower cubicle with thermostatic shower; dual flush WC; free-standing wash hand basin; ceramic tile floor; fully tiled walls; single panel radiator.

#### **BEDROOM 2 10' 1" x 9' 10" (3.07m x 3m)**

Single panel radiator.





### **BEDROOM 3 9' 11" x 7' 11" (3.02m x 2.41m)**

Single panel radiator.

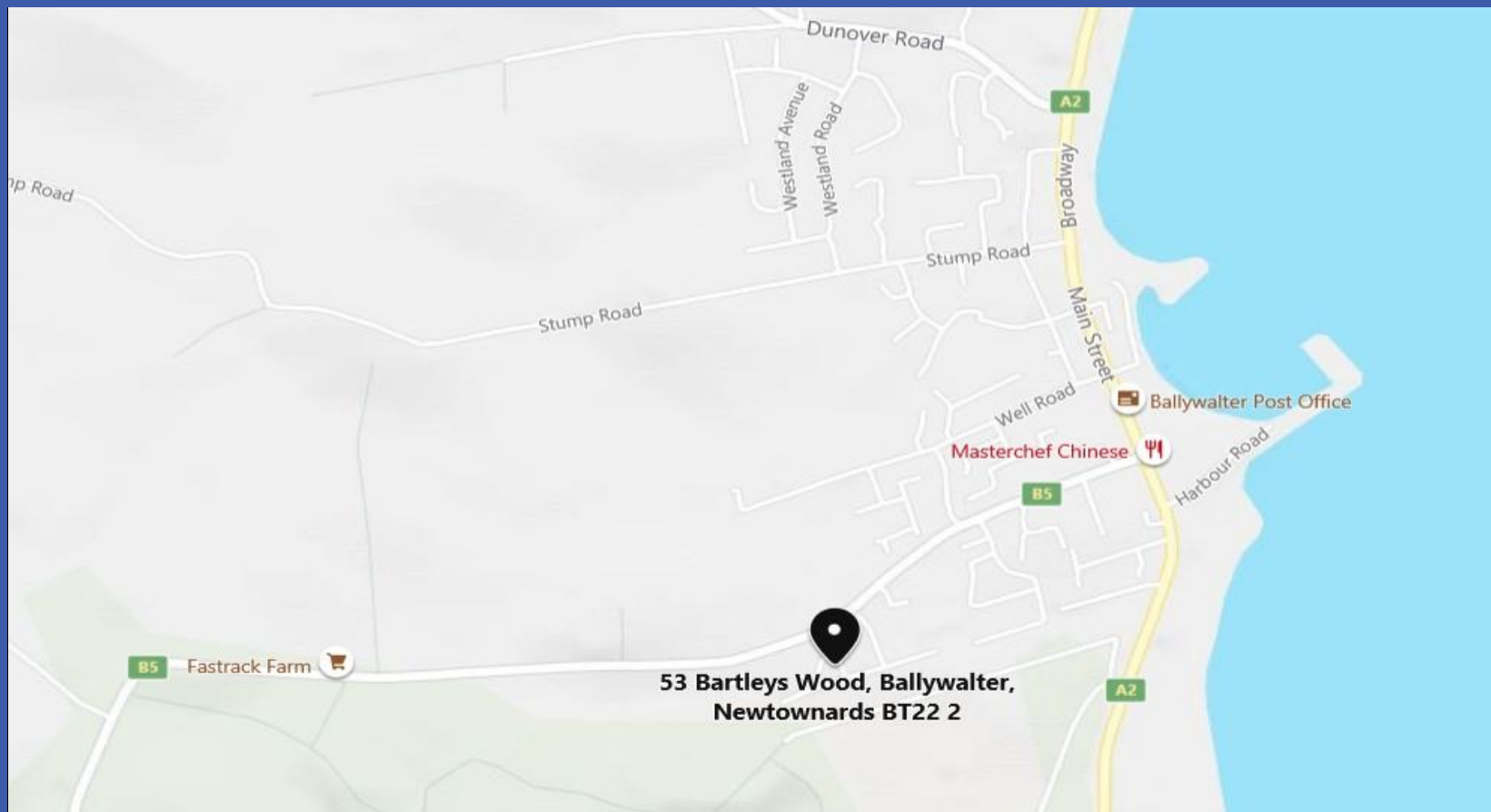
### **BATHROOM**

White suite comprising a panelled bath with telephone hand shower; dual flush WC; free-standing wash hand basin; ceramic tile floor; fully tiled walls; single panel radiator.

### **OUTSIDE**

Brick paviour driveway; enclosed rear garden laid in lawn; PVC oil tank; oil fired boiler.





#### Directions:

Please see Map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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