



This bright and spacious family home is well presented and in good order throughout.

The accommodation comprises spacious lounge with feature fireplace and patio doors to patio and garden. Family room/study/bedroom 4 to front of the property. Open plan kitchen diner with shaker style fitted kitchen and separate utility and cloakroom on the ground floor.

On the first floor there are three bedrooms, master bedroom with built in wardrobe and ensuite shower room and 2 further bedrooms and a family bathroom with fitted white bathroom suite.

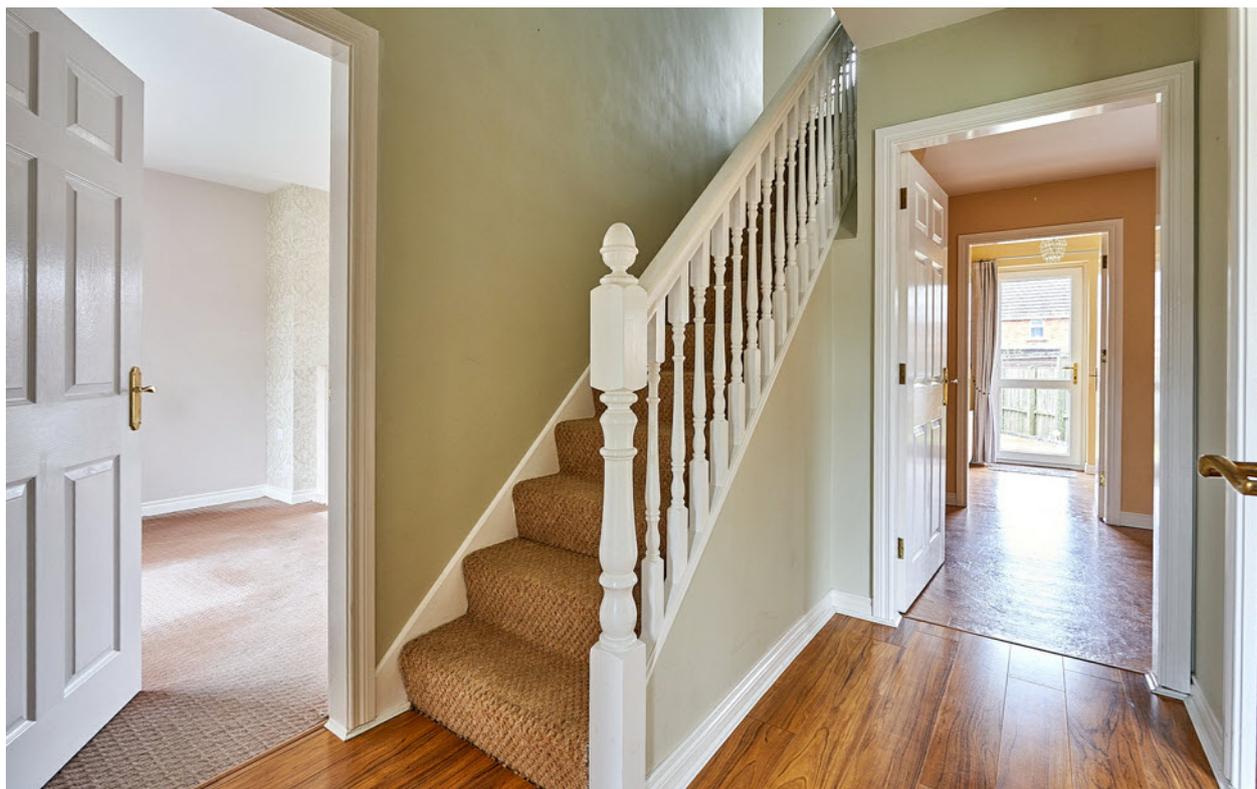
The property also benefits from oil fired central heating, uPVC double glazing and enclosed rear garden with paved patio.

Asking Price  
£149,950

4 Demesne Crescent,  
Ballywalter,  
NEWTOWNARDS,  
BT22 2UE

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Viewing by  
appointment  
through agent  
028 9042 4747



- Bright & Spacious Detached Family Home
- Spacious Lounge with French Doors Patio & Lawn
- Study/Family Room/Bedroom 4
- Kitchen Diner with Shaker Style Kitchen Units Leading to Utility and W/C
- Three Bedrooms - Master Bedrooms with Ensuite Shower Room
- First Floor Bathroom with White Modern Bathroom Suite
- Oil Fired Central Heating and uPVC Double Glazing
- Enclosed Rear Garden with Paved Patio

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: UPVC double glazed entrance door with leaded glass inset and glass side panels, bevelled glass door to:-

ENTRANCE HALL:



LOUNGE: 18' 9" x 10' 11" (5.72m x 3.33m) Polished stone fireplace and hearth, French doors to rear.



FAMILY ROOM/BEDROOM (4): 9' 8" x 8' 7" (2.95m x 2.62m)



KITCHEN WITH DINING AREA: 17' 0" x 9' 10" (5.18m x 3m) narrowing to 7'8". Single drainer stainless steel sink unit with mixer taps, range of high and low level units, formica round edge work surfaces, built-in under oven and 4-ring ceramic hob, glass splash back, stainless steel extractor hood above, fridge, plumbed for dishwasher, access to understairs storage.



UTILITY ROOM: 5' 9" x 4' 10" (1.75m x 1.47m) Plumbed for washing machine, door to rear, access to:-

CLOAKROOM: White suite comprising pedestal wash hand basin with mixer taps, dual flush wc.

## First Floor

LANDING: Hotpress with lagged copper cylinder and immersion heater.

MASTER BEDROOM: 13' 4" x 9' 2" (4.06m x 2.79m) Plus built-in robe.



ENSUITE SHOWER ROOM: White suite comprising fully tiled shower cubicle with independent electric Mira Sport shower unit, pedestal wash hand basin with mixer taps, dual flush wc, towel radiator, extractor fan.



BEDROOM (2): 11' 0" x 8' 11" (3.35m x 2.72m)



BEDROOM (3): 9' 5" x 7' 5" (2.87m x 2.26m)



BATHROOM: White suite comprising panelled bath with mixer taps and shower attachment with shower screen door, pedestal wash hand basin with mixer taps, dual flush wc, extractor fan.

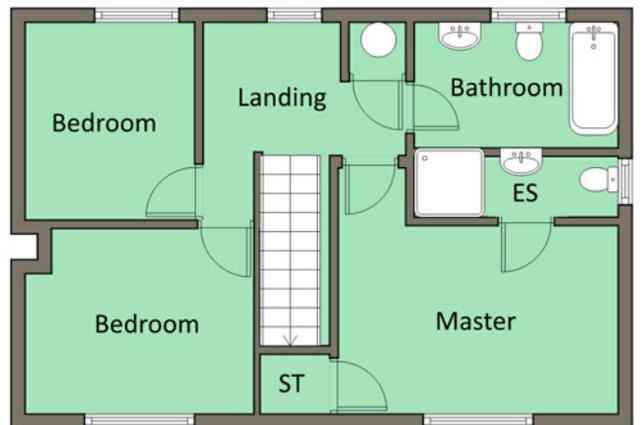
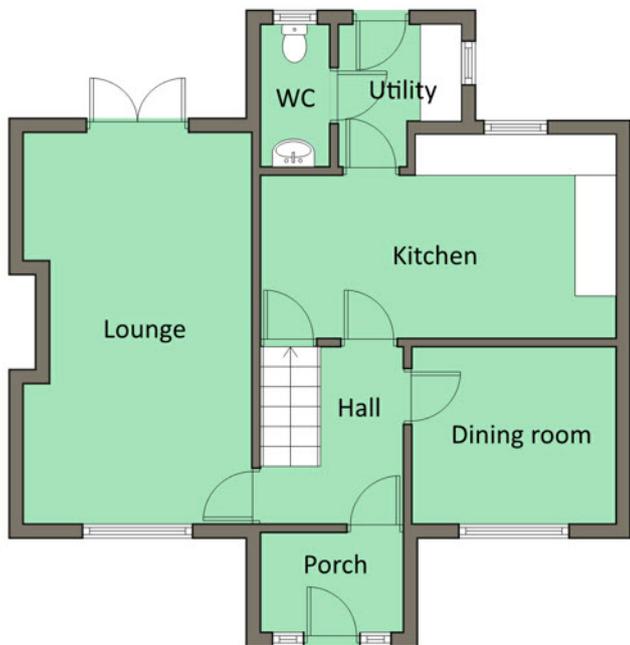


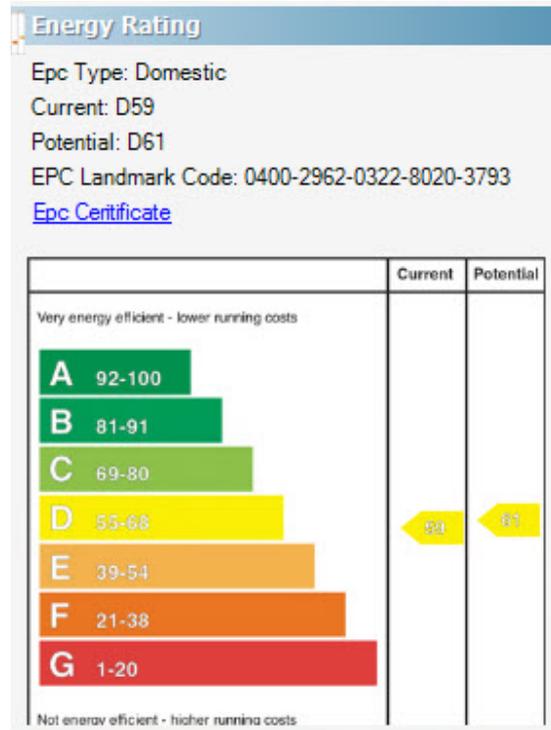
Outside

Gravel driveway.

Fully enclosed and fenced rear garden, laid out in lawns with paved patio area.

Boiler house with oil fired boiler, light, plastic oil storage tank.





Location:

Travelling along Main Street from the direction of Donaghadee, turn right onto Greyabbey Road, Demesne Avenue is 200 yards on left hand side and Demesne Crescent is first right. The property is the second house on the left hand side.

- North Down - 028 90 42 4747
- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- Lisburn - 028 92 66 1700
- [www.templetonrobinson.com](http://www.templetonrobinson.com)

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