

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**43 BARTLEYS WOOD,  
BALLYWALTER, NEWTOWNARDS,**

**OFFERS AROUND £134,950**



Located a short distance from the seafront of Ballywalter, this three bedroom townhouse is easily accessible to local amenities, schools and main arterial routes round the peninsula and further afield.

The property offers, a porch with cloak space, large living room with open fireplace, kitchen plumbed and with space for appliances and downstairs w/c. On the first floor, there are three bedrooms, master with ensuite shower room, family bathroom comprising of white suite and hot press with built in storage. The property has oil fired central heating and uPVC double glazed windows.

Externally, there is a fully enclosed rear garden which backs on to the Dunleath Estate and offers a side gate for access and to the front of the property a brick paviour driveway with space for two vehicles. This property appeals to a wide range of people from first time buyers, to investors to downsizers alike.

Early viewing recommended.

## Key Features

- Spacious Three Bedroom Town House, Located In Popular Residential Development, Close To Ballywalter Village And The Seafront
- Living Room With Open Fireplace
- Kitchen Plumbed And With Space For Appliances
- Family Bathroom Comprising Of White Suite And Downstairs W/C
- Three Bedrooms, Master With Ensuite Shower Room
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Fully Enclosed Rear Garden And To The Front Of The Property Brick Paviour Driveway With Space For Two Vehicles
- Early Viewing Recommended



## Accommodation Comprises

### Porch

Cloak space.

### Hallway

### WC

White suite comprising wall mounted wash hand basin with mixer tap, low flush w/c.

### Kitchen

12'7" x 9'10"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for dishwasher and washing machine, space for cooker, stainless steel extractor hood, breakfast bar area, larder cupboard, built in storage, space for fridge/freezer, double patio doors to enclosed rear garden.

### Living Room

17'1" x 12'6"

Space for dining, open fireplace with tiled hearth, surround and wooden mantle.

### Landing

Hot press with built in storage.

### Bedroom 1

10'0" x 14'2"

Double bedroom.

### Ensuite

White suite comprising, walk in, wall mounted power shower, sliding glass doors, wall mounted wash hand basin, mixer tap, low flush w/c, tiled walls, tiled floor, extractor fan.

### Bedroom 2

8'9" x 13'9"

Double bedroom.

### Bedroom 3

8'0" x 10'4"

### Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead power shower, vanity unit with mixer tap and storage, low flush w/c, tiled floor, tiled walls, extractor fan.

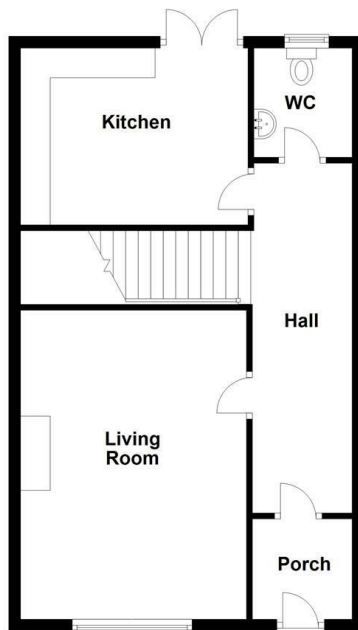
### Outside

Front - Brick paviour driveway with space for two vehicles, area in lawn. Rear - Fully enclosed, area in lawn, area in patio, outside tap and light, oil fired boiler, oil tank, space for storage, side gate for bin access.

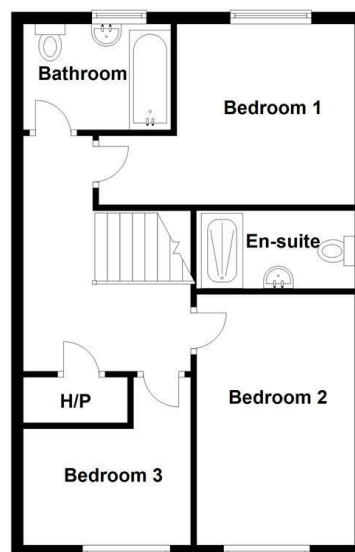




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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