

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**21 SPRINGVALE ROAD,  
BALLYWALTER, NEWTOWNARDS,**

**OFFERS AROUND £189,950**





Located on the outskirts of Ballywalter, this charming detached bungalow on Springvale Road presents a wonderful opportunity for those seeking a renovation project. Set on a generous site, the property boasts three well-proportioned bedrooms, two of which feature built-in wardrobes, providing ample storage space. The good-sized kitchen, complete with breakfast bar areas, is perfect for family gatherings and casual dining.

This bungalow offers two inviting reception rooms, allowing for versatile living spaces that can be tailored to your needs. With a little imagination and effort, this property has the potential to be transformed into a delightful family home, adding significant value in the process.

The location is ideal, being close to Ballywalter and its array of amenities, ensuring that you have everything you need within easy reach. Viewing is highly recommended to truly appreciate the size and potential of this property. Whether you are looking to invest or create your dream home, this bungalow is a fantastic opportunity not to be missed.





## Key Features

- Detached Bungalow On A Generous Site On The Outskirts Of Ballywalter
- Three Bedrooms, Two With Built In Wardrobes
- Good Sized Kitchen With Space For Dining
- Living Room With Dual Aspect Views And Stove
- Commercial Shed And Additional Outbuildings
- Parking For Multiple vehicles And Turning Area
- Great Renovation Opportunity
- Viewing Is Recommended To Fully Appreciate The Site



## Accommodation Comprises:

### Kitchen

17'8" x 10'2"

Range of high and low level units, laminate work surfaces, space for range cooker, breakfast bar areas, plumbed for washing machine, space for tumble dryer, space for American style fridge/freezer, one and a quarter stainless steel sink with built in drainer and mixer tap, integrated stainless steel extractor fan and hood, tiled flooring.

### Living Room

16'4" x 15'1"

Tiled flooring, dual aspect views, access to roof space, Inglenook style fireplace with tiled hearth, brick inset and wooden mantle.

### Sunroom

11'9" x 10'9"

Tiled flooring, door to rear garden.

### Bedroom 1

14'1" x 10'9"

Double room, built in robes, wood laminate flooring.

### Bedroom 2

13'1" x 10'5"

Double room, wooden flooring.

### Bedroom 3

11'9" x 6'2"

Built in wardrobes, wooden flooring.

### Bathroom

Coloured suite comprising corner panelled bath with mixer tap, low flush wc, pedestal wash hand basin, part tiled walls, tiled flooring.

### Rear Hall

Tiled flooring, door to rear garden.

### Outside

Front: driveway with parking for multiple vehicles, paddock, mature plants, shrubs and trees.

Rear: stone outhouse, commercial shed, oil fired boiler, oil storage tank, rear yard area.







Ground Floor



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 9188 8000.

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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