

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

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**028 9188 8000**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 KIRCUBBIN ROAD,  
BALLYWALTER, NEWTOWNARDS,**

**OFFERS AROUND £295,000**





An excellent opportunity to purchase a detached home and finish to your own specification, located in the heart of the rolling County Down countryside only minutes from Ballywalter Village. Approached via a laneway and with semi rural outlook, the setting is private and has the option of further land and outhouse. Extending to approximately 4000 sq ft, this superb residence offers spacious, modern and versatile accommodation throughout, perfect for a growing family. The property is offered for sale unfinished to allow the purchaser to finish the property to their own standards and offer the property at a very attractive asking price.



## Key Features

- Building Site With Partially Constructed Detached Home
- Stonework Finish To Front Elevation
- Cash Buyers Only
- Close To Both Ballywalter And Kircubbin Villages
- Semi Rural Outlook



## Accommodation Comprises

Porch

Entrance Hall

Lounge

Living Room

Kitchen/ Dining

Family Room

Utility

W/C

First Floor

Gallery Landing

Bedroom 1

Ensuite

Dressing Room

Bedroom 2

Ensuite

Ironing Closet

Bedroom 3

Ensuite

Bedroom 4

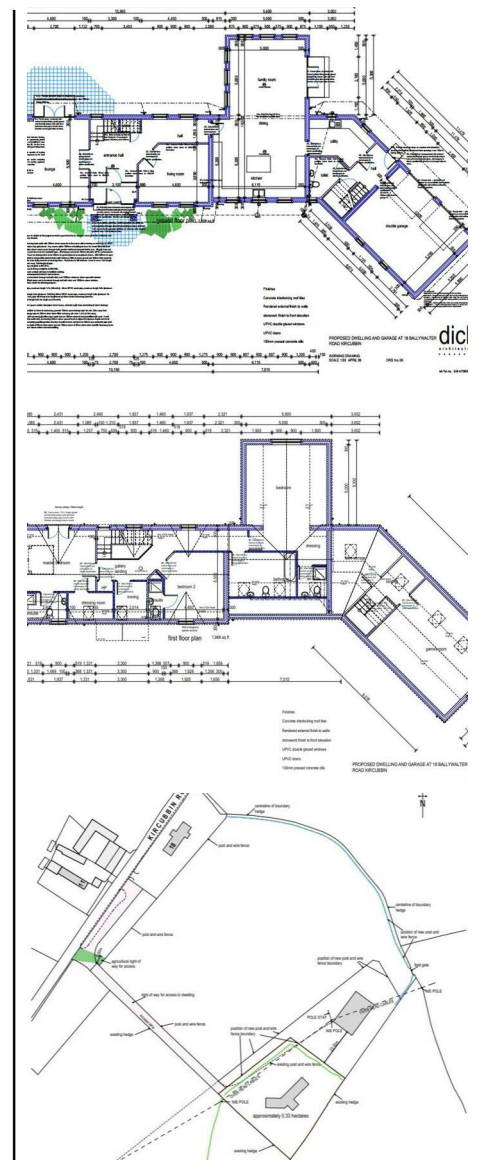
Dressing Room

Ensuite

Games Room


Double Garage

Outside







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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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