

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**30 DEMESNE AVENUE,  
BALLYWALTER,**

**OFFERS OVER £175,000**



Located in the desirable Demesne Avenue of Ballywalter, Newtownards, this charming semi-detached house presents an excellent opportunity for a variety of buyers, including investors, first-time homeowners, and those looking to downsize. The property is ideally situated within a sought-after residential development, offering convenient access to local amenities, schools, main arterial routes, and the picturesque sea front.

Upon entering, there is a spacious open plan living and dining area, a fitted kitchen functional and well-appointed, complemented by a utility room. A convenient downstairs w/c enhances the living experience.

The property boasts three generously sized double bedrooms, with the master bedroom featuring an ensuite shower room for added privacy and comfort. The family bathroom, complete with a modern white suite.

Externally, the property offers a stone driveway providing off-street parking, and to the rear of the property there is a fully enclosed garden.

With oil-fired central heating and double-glazed windows. This delightful property is sure to attract a wide range of potential clients.



## Key Features

- Semi-Detached Property, Located in A Sought After Development, Easily Accessible To Amenities, The Seafront And Main Arterial Routes
- Kitchen Open Plan To Living/Dining Room With Wood Burning Stove
- Family Bathroom Comprising Of White Suite And Downstairs W/C
- Driveway In Stones With Space For One Vehicle And Fully Enclosed Rear Garden
- Fitted Kitchen and Separate Utility Room Plumbed For Appliances
- Three Bedrooms, Master With Ensuite Shower Room
- Oil Fired Central And Double Glazed Windows
- Attracts A Wide Variety Of Potential Clients From Investors To First Time Buyers To Downsizers Alike



### Accommodation

#### Comprises:

#### Entrance Hall

Tiled floor, built in storage.

#### Downstairs W/C

White suite comprising low flush w/c, pedestal wash hand basin with mixer tap and tiled floor.

#### Kitchen

11'6" x 11'6"

Fitted kitchen with range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, space for cooker, tiled splashback, integrated extractor fan, space for fridge/freezer, plumbed for dishwasher, space for dining and wood laminate flooring. Open plan to -

#### Living / Dining Room

11'7" x 21'5"

Wood burning stove with tiled hearth and wooden mantle, wood laminate floor, double patio doors into enclosed rear gardens.

#### Utility Room

7'3" x 6'7"

Range of low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine and tumble dryer, tiled floor and back door to the driveway.

#### First Floor

#### Landing

Hot press and storage.

#### Bedroom 1

12'5" x 8'11"

Double bedroom.

#### Ensuite

White suite comprising corner shower enclosure, wall mounted overhead shower, low flush w/c, pedestal wash hand basin with mixer tap and tile splashback, extractor fan and tiled floor.

#### Bedroom 2

11'8" x 11'11"

Double bedroom.

#### Bedroom 3

11'9" x 9'2"

Double bedroom.

#### Bathroom

White suite comprising, panelled bath with mixer taps and shower attachment, low flush w/c, pedestal wash hand basin with mixer tap and tiled splashback, tiled floor, part tiled walls, extractor fan.

#### Outside

Front - Driveway in stones with space for one vehicle, area in lawn, patio walkway to front door.

Rear - Fully enclosed rear garden, area in patio, area in decking, area in artificial grass, outside tap and light, oil boiler, oil tank, space for shed, area in stones, side gate for bin access.





















Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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		
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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