

ULSTER PROPERTY SALES

# UPS

**RENTALS - DONAGHADEE**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 CASTLE HILL, BALLYWALTER,  
BT22 2PS**

**£750 PER MONTH**





Located just off the Main Street in Ballywalter, this recently redecorated mid-terrace property, is easily accessible to local amenities, schools, main arterial routes and the seafront. The property has sea views from front bedroom.

The property offers, a porch, living room with feature log burner, spacious fitted kitchen with space for dining, rear hall, downstairs shower room comprising of white suite. On the first floor there are two double bedrooms and a office/bedroom three.

The property has oil fired central heating and uPVC double glazed windows. Externally, there is a enclosed rear yard, space for parking two vehicles and front garden with lawn.

This property will attract a wide variety of potential clients from first time renters, to working professionals to downsizers alike. Early viewing is recommended, to not miss out on a great home.





## Key Features

- Well Maintained Mid Terraced Home In Ballywalter Village
- Spacious Kitchen And Living Room With Log Burner
- Two Well Proportioned Bedrooms And Office/Bedroom 3
- Modern Ground Floor Shower Room Comprising Of White Suite
- OFCH And uPVC Double Glazed Windows
- Off Street Parking And Front Garden



## Accommodation Comprises

### Porch

### Living Room

10'10" x 14'3"

Multi fuel stove with tiled hearth, space for storage under stairs.

### Kitchen

14'3" x 9'0"

Range of high and low level units, laminate work surface, single stainless steel sink with mixer tap and drainer, space for washing machine, space for fridge freezer, space for cooker, integrated extractor fan, space for dining.

### Rear Hall

Back door leading to rear yard.

### Shower Room

White suite comprising, shower cubicle with sliding doors, wall mounted overhead shower, low flush wc, pedestal wash hand basin with mixer tap, tile splashback and extractor fan.

### First Floor

### Bedroom 1

11'1" x 13'2"

Double bedroom with built in storage.

### Bedroom 2

8'1" x 9'0"

Hot press with space for storage.

### Bedroom 3

6'0" x 6'0"

### Outside

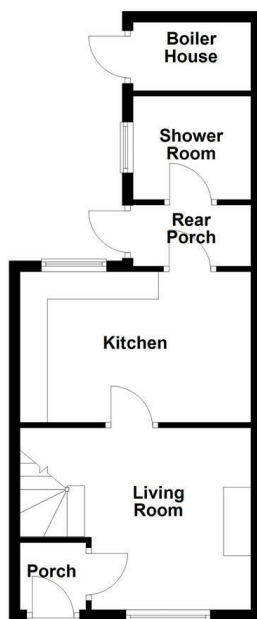
Front: Area in lawn, area with mature shrubs and hedging.

Rear: Enclosed yard with outhouse and space to park one vehicle.





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) <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 |         |                         |
| 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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