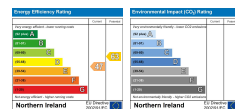




2 Dunover Road  
 Ballywalter, BT22 2LE

Offers in the region of  
**£244,995**





# 2 Dunover Road

, Ballywalter, BT22 2LE

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Detached Bungalow with sea views located within walking distance to Ballywalter village. This is an exciting opportunity to modernise and create your dream home by the sea. The elevated position of the property provides stunning sea views and enhances privacy. The property currently comprises of adaptable accommodation offering three or four bedrooms and two or three reception rooms. From the kitchen there are beautiful views towards Ballywalter harbour. The kitchen is open plan to the living room again boasting sea views. The property also benefits from a generous, bright sun room. The bathroom has a three piece white suite. In addition the spacious loft is floored with light and power and has potential for a loft conversion (plans available on request) adding additional accommodation with views across the Irish Sea.

Externally the property is situated on a generous site with garden to front and off street parking for multiple cars. With no onward chain we strongly recommended prompt internal viewing to appreciate this properties full potential.

## Entrance Porch

Upvc front door, laminate wooden flooring. Glazed door to .....

## Entrance Hall

Laminate wooden flooring, access to floored roof space by slingsby type ladder.

## Kitchen / Living area 21'8" x 11'10" awp (6.61 x 3.61 awp)

Kitchen - High and low level units, single drainer stainless steel sink unit with mixer tap, space for fridge, space for cooker, plumbed for dishwasher, breakfast bar, Utility cupboard housing copper cylinder tank and plumbed for washing machine. Tiled floor, pvc door to conservatory.

Living Room - Laminate wooden flooring, carved wood surround fireplace.

## Conservatory 10'8" x 19'5" (3.26 x 5.93)

Tiled floor.

## Reception 2 / Bedroom 1 11'6" x 12'2" (3.51 x 3.72)

## Bedroom 2 11'6" x 9'5" (3.51 x 2.88 )

Measurements to slide robes.

## Bedroom 3 9'10" x 11'7" (3.00 x 3.54)

## Bedroom 4 6'4" x 15'8" (1.94 x 4.8)

## Bathroom 5'10" x 6'3" (1.78 x 1.93)

Paneled bath with electric shower over, pedestal wash hand basin, low flush w.c, wall tiling , extractor fan.

## Externally

Garden to front, extensive driveway, out buildings one of which houses oil fired boiler and pvc oil storage tank.

These particulars, whilst believed to be accurate are

set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Total area: approx. 103.4 sq. metres

**VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE**

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