



## 10 Westland Park

Ballywalter, Newtownards, BT22 2TD

"Wow, wow, wow! You may have seen some of these "Boland Reilly Westland Homes" before but have you seen one like this?"

This detached family home has been beautifully modernised and presented by its current owner and offers exceptionally versatile accommodation, of up to 6 bedrooms, with some beautiful touches along the way. The kitchen/diner is worthy of particular mention with its modern gloss units and real granite worktops plus generous range of integrated appliances, as is the beautiful staircase with glass banister and the modern "French" doors to the lounge. This home is literally "walk in ready" - just move your furniture in and get on with your life - a life close to the sea as well. The accommodation is over two floors with three bedrooms and a shower room on the first floor and three additional rooms plus a bathroom on the ground floor. In addition to the already mentioned kitchen/diner there is a spacious lounge, with a feature window and welcoming cast iron fireplace. Externally there is a practical detached garage, with utility area, and gardens in lawn to the front with tarmac driveway and a south facing rear garden with twin paved patio areas. It benefits from uPVC double glazing & oil fired central heating. Definitely one of the best presented of this house type that I have been in and well worth a closer internal viewing.

**Offers Around £299,950**

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- Outstanding detached home with versatile accommodation
- Spacious lounge with feature fireplace
- Detached garage with tarmac driveway
- A short walk to the beach
- Beautifully modernised and presented throughout
- Modern kitchen with dining area
- uPVC double glazing - Oil fired central heating
- Up to 6 bedrooms if required (3 on 1st floor)
- Ground floor bathroom - 1st floor shower room
- South facing garden to rear with patio area

## Entrance

### Entrance hall

### Lounge

18x13'5 (5.49mx4.09m)

### Kitchen/diner

22'3x10'4 (6.78mx3.15m)

### Bathroom

10'5x7'10 (3.18mx2.39m)

### Bedroom 1

13'8x12 (4.17mx3.66m)

### Bedroom 5/Dining room

11'11x10'4 (3.63mx3.15m)

### Bedroom 6/TV room

10'4x8'10 (3.15mx2.69m)

### Landing

### Shower room

8'1x6'6 (2.46mx1.98m)

### Bedroom 2

14'5x12'7 (4.39mx3.84m)

### Bedroom 3

13'2x11'2 (4.01mx3.40m)

### Bedroom 4

8'10x8'1 (2.69mx2.46m)

### Detached garage

20'3x10'4 (6.17mx3.15m)

## Outside

## Tenure

## Property misdescriptions



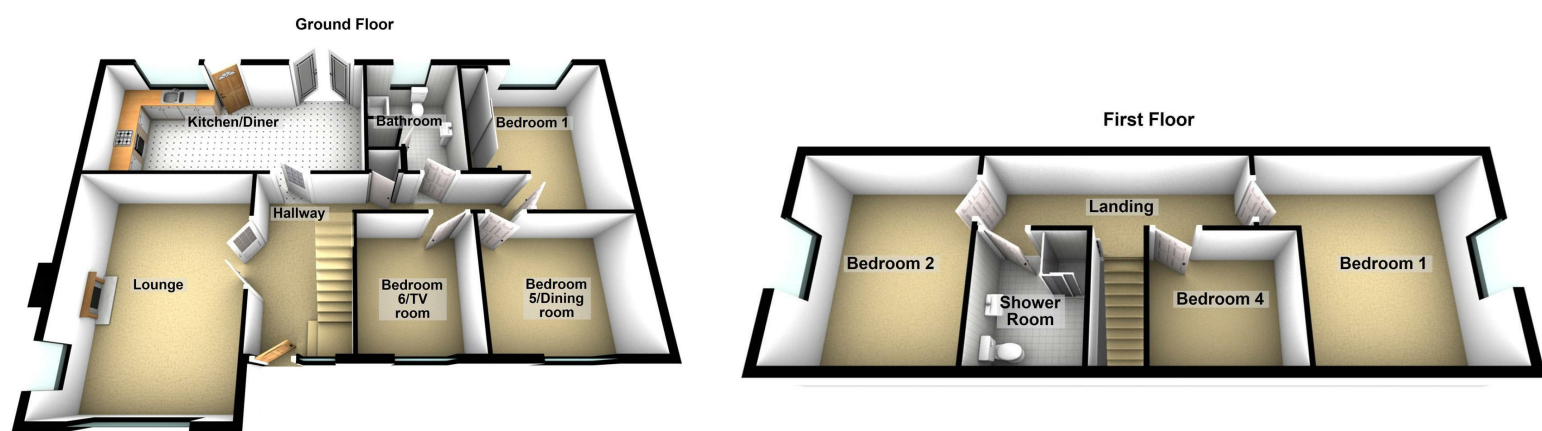
## Directions

Travelling into Ballywalter from Millisle, along the coast road, turn right onto Stump Road then 4th Right into Westland Road. Turn immediately left onto Westland Park and number 10 is on the left towards the end.





Floor Plan



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