

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**21 DEMESNE CRESCENT,
BALLYWALTER, BT22 2UE**

OFFERS OVER £179,950



21 Demesne Crescent, Ballywalter is a charming semi-detached house that 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 Ballywalter beach.

The property offers a spacious living room leading through to a modern open plan kitchen/dining area with fitted kitchen with integrated appliances, complemented by a utility room and a convenient downstairs w/c.

The property has a family bathroom and three generously sized bedrooms.

Externally, the property offers a brick paved driveway providing off-street parking for multiple vehicles, and to the rear of the property there is a fully enclosed garden with an area in patio.

Early viewing recommended.

Key Features

- Semi-Detached Property, Located in a Sought-After Development, Easily Accessible To Amenities, The Seafront And Main Arterial Routes
- Fitted Kitchen With Space For Dining and Separate Utility Room Plumbed For Appliances
- Spacious Living Room With Feature Fireplace and Inset Electric Stove
- Three Double Bedrooms
- Modern Family Bathroom Comprising Of White Suite And Downstairs W/C
- Oil Fired Central Heating and Double Glazed Windows
- Brick Paved Driveway With Space For Multiple Vehicles And Fully Enclosed Rear Garden
- Attracts A Wide Variety Of Potential Clients From Investors To First Time Buyers To Downsizers Alike



Accommodation Comprises

Porch

Wood effect tiled floor.

Hall

Storage under the stairs. Wood effect tiled floor.

Living Room

13'11" x 10'2"

Wood effect tiled floor. Feature fireplace with inset electric stove.

Kitchen / Dining Area

17'10" x 10'11"

Fitted Kitchen with range of high and low level units, laminated work surfaces, 1 1/4 inset wash hand basin with mixer tap and drainer, integrated oven, four ring electric hob, stainless steel extractor hood, space for fridge freezer, engineered stone flooring, partly tiled walls and space for dining.

Utility Room

6'8" x 5'8"

Range of high and low level units, laminate work surfaces, plumbed for washing machine, space for tumble dryer, laminated work surfaces, back door to enclosed rear garden, partly tiled walls and engineered stone flooring.

W/C

White suite comprising low flush w/c, pedestal wash hand basin with mixer tap, engineered stone flooring, partly tiled and part wood panelled walls.

First Floor

Landing

Hot press with storage.

Bedroom 1

13'11" x 9'2"

Double bedroom, wood laminate flooring.

Bedroom 2

13'6" x 8'6"

Double bedroom, Wood laminate flooring.

Bedroom 3

13'0" x 8'4"

Double bedroom, laminate flooring.

Bathroom

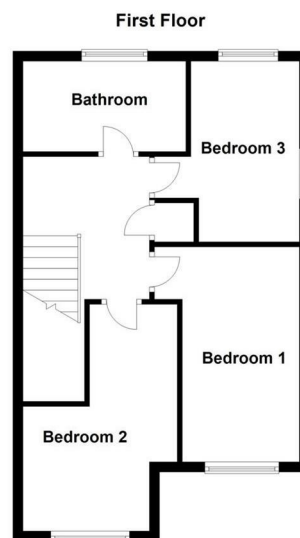
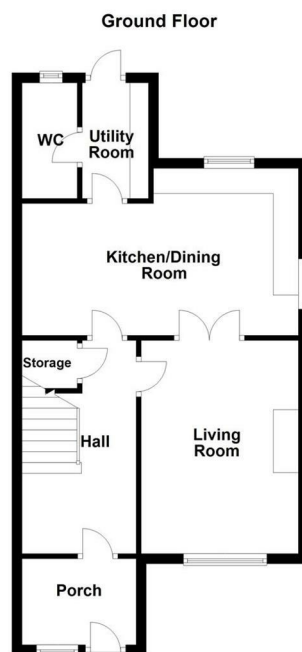
White suite comprising, tiled bath with mixer tap and shower attachment, corner shower enclosure, wall mounted overhead shower, sliding doors, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, extractor fan, tiled floor, tiled walls.

Outside

Rear: Fully enclosed, area in lawn, area in patio, space for shed, outside tap and light, oil fired boiler, oil tank, side gate for bin access.

Front: Paved walkway to the front door, area in lawn, brick paviour driveway with space for multiple vehicles.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(39-54) E		
(21-38) F		
(1-20) G		
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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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