

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 GREYABBAY ROAD,
BALLYWALTER, BT22 2NY**

OFFERS AROUND £124,950



Located in the charming Ballywalter Village, this delightful mid-townhouse on Greyabbey Road presents an excellent opportunity for a variety of buyers, including first-time homeowners, investors, and those looking to downsize. The property is conveniently located, providing easy access to local amenities, schools, main arterial routes, and the picturesque sea front.

Upon entering, you are welcomed into a spacious living room, which features a lovely open fireplace. The heart of the home is undoubtedly the modern open-plan kitchen and dining area, equipped with integrated appliances.

The property boasts three comfortable bedrooms, with the master bedroom benefiting from an ensuite bathroom, ensuring privacy and convenience. A family bathroom and a downstairs w/c, both fitted with a stylish white suite, add to the practicality of the home.

Additional features include oil central heating and double-glazed windows. Outside, the property offers one allocated parking space to the rear of the property and a fully enclosed yard to the rear.

Early viewing recommended, to not miss out on a great property.

Key Features

- Mid-town house located in the heart of Ballywalter village, within easy reach of local amenities, schools, main arterial routes, and the seafront
- Generously sized living room featuring an attractive open fireplace
- Modern fitted kitchen/dining room with integrated appliances
- Three bedrooms, including master with ensuite shower room
- Family bathroom comprising a white suite, along with a downstairs W/C
- Oil-fired central heating and double-glazed windows
- One Allocated Space To The Rear Of The Property And Fully Enclosed Rear Garden To The Rear
- Attracts a wide range of potential buyers, including first-time purchasers, downsizers, and investors alike



Accommodation Comprises:

Living Room

15'5" x 11'8"

Partly tiled floor with an open fireplace featuring a marble hearth, surround, and mantle.

Hall

Built in storage.

W/C

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

Kitchen/Dining Room

15'5" x 12'0"

Fitted kitchen with a range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, integrated fridge/freezer, dishwasher, oven, and four-ring electric hob with stainless steel extractor hood. Tile splashback, tiled and part wood laminate flooring, space for dining, plumbed for washing machine, and back door leading to enclosed rear garden.

First Floor

Landing

Hot press and storage.

Bedroom 1

12'2" x 10'1"

Double bedroom.

Ensuite

White suite comprising shower enclosure with wall-mounted overhead shower and sliding doors, pedestal wash hand basin with mixer tap and tiled splashback, low flush W/C, tiled floor, part tiled walls, and extractor fan.

Bedroom 2

12'2" x 7'9"

Double bedroom.

Bedroom 3

8'7" x 7'3"

Bathroom

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

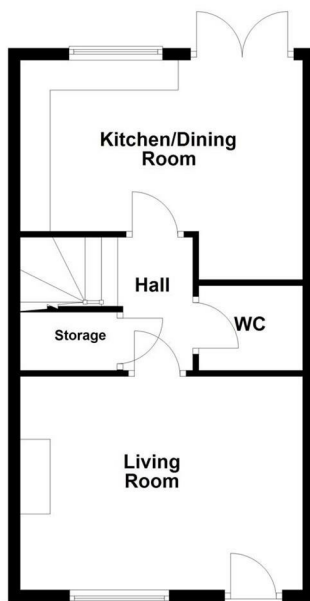
Outside

Rear - Fully enclosed, fully paved, oil fired boiler, oil tank, outside light, back gate for bin access and one allocated parking space.

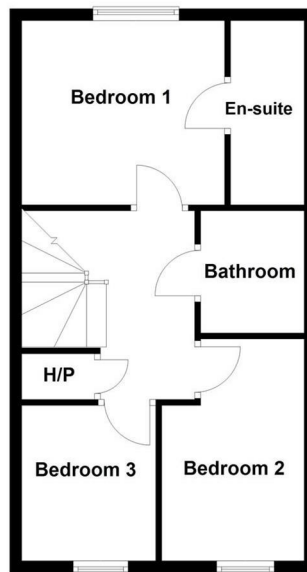




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark