



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 SPRINGVALE ROAD,
BALLYWALTER,**

OFFERS AROUND £435,000

Located on Springvale Road close to the charming village of Ballywalter, this delightful detached family home offers a perfect blend of comfort and countryside living. Spanning an impressive 2,100 square feet, the property is set on a generous 2.4-acre plot, providing ample space for outdoor activities and potential equestrian pursuits.

Built in the 1960s, this home boasts five well-proportioned bedrooms, with three conveniently located on the ground floor and two on the first floor, making it ideal for families of all sizes. The large living room features a traditional inglenook fireplace, creating a warm and inviting atmosphere, and flows seamlessly into a bright conservatory, perfect for enjoying the surrounding views.

The country-style kitchen is designed with family living in mind, offering ample space for dining and a separate utility room for added convenience. The ground floor is complemented by a family bathroom, while a WC is located on the first floor, ensuring practicality for everyday living.

Situated in a semi-rural location, the property is surrounded by picturesque fields and there is laneway access to the beautiful Ballywalter Beach, providing a perfect escape for nature lovers and beach enthusiasts alike. Additionally, the property includes a versatile art studio or office, suitable for a variety of uses, whether for creative pursuits or as a home office.

With its expansive outdoor areas and potential for smallholding, this property presents a unique opportunity for those seeking a tranquil lifestyle in a stunning setting. This home is not just a place to live; it is a lifestyle choice waiting to be embraced.



Key Features

- Detached Family Home Circa 2.4 Acres On A Private Semi Rural Site
- Large Living Room With Inglenook Fireplace, Open To Conservatory
- Ground Floor Family Bathroom And First Floor WC
- Additional Art Studio/Office Suitable For A Variety Of Uses
- Five Good Sized Bedrooms, Three On Ground Floor And Two On First Floor
- Country Style Kitchen With Space For Dining And Separate Utility Room
- Semi Rural Location Surrounded By Fields And Laneway Access To Ballywalter Beach
- Viewing Is Recommended For This Beautiful Family Home



Accommodation

Comprises:

Entrance Porch

Tiled flooring.

Entrance Hall

Bedroom 3/Office

11'10" x 8'11"

Double room.

Living Room

20'0" x 13'4"

Inglenook style fireplace with brick surround, wooden mantle and open fireplace, recessed spotlights, bay window and double doors through to conservatory.

Conservatory

10'5" x 25'11"

Wooden flooring and double patio doors leading to enclosed rear garden.

Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower and glass shower screen, low flush w/c, pedestal wash hand basin with mixer tap, heated towel rail, tiled floor, partially tiled walls, recessed spotlights, extractor fan.

Bedroom 1

9'11" x 13'6"

Double bedroom.

Ensuite Shower Room

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

Bedroom 2

11'9" x 13'9"

Double bedroom, built in storage, wash hand basin with mixer tap.

Kitchen/Dining Room

10'6" x 25'4"

Fitted kitchen with a range of high and low level units, wooden work surfaces, one and a half inset wash hand basin with mixer tap, plumbed for dishwasher, space for fridge/freezer, two ring AGA, space for dining, recessed spotlights, larder/pantry, tiled floor, partially tiled walls, double doors to utility (Conservatory)

Utility Room

10'6" x 11'6"

Range of high and low level units, wooden work surfaces, plumbed for washing machine and space for tumble dryer, space for additional freezer, tiled floor, double patio doors onto enclosed rear gardens.

First Floor

Landing

Built in storage.

Bedroom 4

8'11" x 10'9"

Double bedroom with velux style window.

WC

Pedestal wash hand basin with mixer tap, low flush w/c, extractor fan.

Bedroom 5

8'9" x 13'7"

Eaves storage and velux style window.

Art Studio

12'10" x 10'7"

Single stainless steel sink with mixer tap and drainer, rural and sea views, tiled flooring.

Outside

Front - area in lawn, mature shrubs and hedging, tarmac driveway into brick paviour driveway with space for multiple vehicles, easy access onto walkway to the beach, outside tap and light.

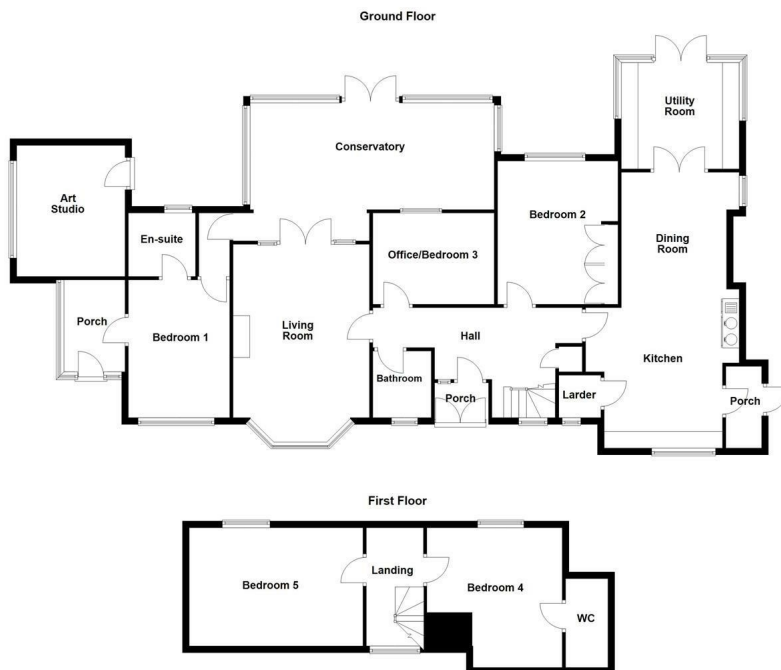
Side and rear- area in lawn, mature shrubs and hedging, oil boiler, oil tank, space for storage shed, outside tap and light, area in patio, paddock, rural views of the surrounding areas.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		58
(21-38) F	40	
(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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