

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 BROOKFIELD DRIVE,
BALLYWALTER,**

OFFERS OVER £279,950

4 Brookfield Drive, Ballywalter is a well-presented detached bungalow offering spacious, flexible accommodation in a quiet residential setting.

The property is in good overall condition and benefits from oil fired central heating along with a multi-fuel stove with back boiler, providing an efficient additional heat source. The layout is practical and well suited to a range of buyers.

The accommodation comprises a welcoming entrance hall with storage, leading to a comfortable family room with multi-fuel stove and double doors opening to the rear garden. The kitchen/dining area is a generous space, fitted with a range of units, solid wood work surfaces and integrated appliances, with ample room for dining and double doors through to a bright conservatory overlooking the garden.

There are three double bedrooms, including a spacious principal bedroom with feature panelling, along with a modern bathroom offering both bath and separate shower.

Externally, the property is a standout. The fully enclosed rear garden has been landscaped for ease of use and entertaining, with paved areas, mature planting and a dedicated garden room complete with power and light, currently used alongside a hot tub shed.

The detached garage includes a utility area and leads to a versatile annex space, currently set up as a cinema room with its own WC, ideal for a range of uses including home office or gym.

To the front, there is a driveway with parking for multiple vehicles along with lawn and mature hedging.

A spacious bungalow with excellent outdoor space and additional features, offering flexible living in a popular coastal village. Early viewing is recommended.



Key Features

- Detached three bedroom bungalow in a quiet residential setting
- Spacious kitchen/dining area with solid wood worktops and conservatory
- Detached garage with utility area
- Fully enclosed, landscaped rear garden with garden room and hot tub shed
- Multi-fuel stove with back boiler and oil fired central heating
- Three double bedrooms and modern bathroom with separate shower
- Versatile annex currently used as a cinema room with WC
- Driveway to front with parking for multiple vehicles



Accommodation

Comprises:

Entrance Hall

Cloakroom and hot press with storage.

Family Room

13'9" x 11'5"

Multi-fuel stove with back boiler and tiled hearth, double doors to garden.

Kitchen/Dining

22'11" x 8'10"

Range of high and low level units with solid wood work surfaces, built in drainer inset stainless steel sink with mixer tap, integrated 'Neff' and four ring gas hob, electric underoven, integrated extractor fan, feature glazed units, integrated fridge, integrated freezer, space for dining, recessed spotlighting, feature tongue and groove wall paneling, vinyl flooring and double doors to conservatory.

Conservatory

11'1" x 10'2"

Vinyl flooring, double doors to rear garden.

Bedroom 1

14'5" x 13'5"

Double room, wall panelling and ceiling rose.

Bedroom 2

16'1" x 10'2"

Double bedroom.

Bedroom 3

11'5" x 10'2"

Double bedroom, built in wardrobes and vinyl flooring.

Bathroom

White suite comprising tiled bath with mixer tap, feature tiling, walk in shower enclosure with 'Triton' overhead shower and glazed door, low flush w/c, vanity unit with feature circular sink with mixer tap and storage, vinyl flooring, fully tiled walls and extractor fan.

Garage with Utility Area

13'5" x 11'5"

Power and light, roller electric door, utility area (3.4 x 2.0) plumbed for washing machine, wood laminate flooring, access to :

Cinema Room Annex

18'8" x 10'2"

Power and light, hidden door to w/c.

W/C

Low flush w/c, vanity unit with feature circular sink, mixer tap and storage, vinyl flooring.

Garden

Detached garage, garden room, paved walkway, mature landscaping, array of bedding areas with mature plants, shrubs and trees, outside light, outside tap, outside tank, paved entertaining area.

Garden Room

16'0" x 9'2"

Power and light, double doors.

Front

Driveway with parking for multiple vehicles, access to garage, mature hedging, area in lawn, mature plants, shrubs and hedging.



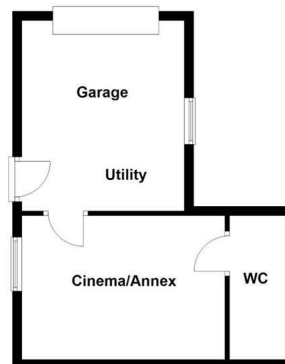
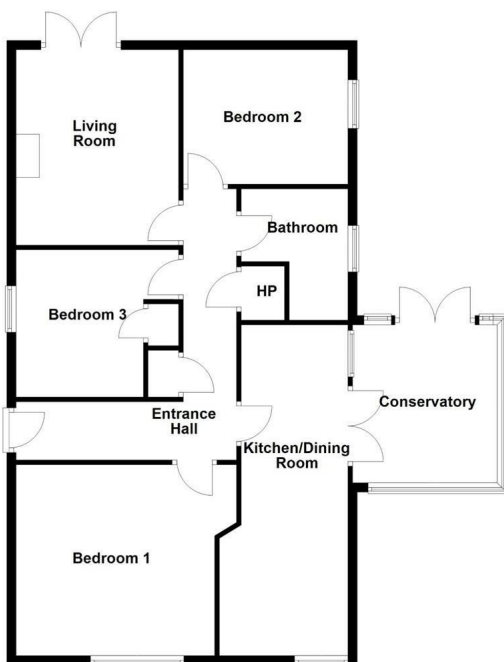








Ground Floor



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		
(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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