

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**160 WHITECHURCH ROAD,
BALLYWALTER,**

OFFERS OVER £575,000

Nestled on the picturesque Whitechurch Road in Ballywalter, this splendid detached house offers an exceptional living experience. Spanning approximately 3,000 square feet, this property, built around 1995, boasts five generously sized bedrooms, including two with ensuite shower rooms. The primary bedroom features a charming Juliette balcony, perfect for enjoying the stunning sea views that this home provides.

The residence is designed for both comfort and elegance, featuring six reception areas, two of which are adorned with inviting fireplaces. Among these spaces are three delightful conservatories, allowing for an abundance of natural light and a seamless connection to the beautifully landscaped gardens. The large kitchen is a chef's dream, equipped with a good range of units, integrated appliances, and a traditional Aga range cooker, complemented by a separate utility room for added convenience.

Set within approximately two acres of land, the property includes landscaped gardens at both the front and rear, along with an additional field at the back, offering a variety of potential uses. This expansive outdoor space is ideal for families, gardening enthusiasts, or those seeking a tranquil retreat.

Conveniently located just minutes from the charming village of Ballywalter, this home is also within a commutable distance to Newtownards, Bangor, and Belfast, making it an ideal choice for those who appreciate both rural serenity and urban accessibility. This fantastic property truly represents a unique opportunity to enjoy a luxurious lifestyle in a stunning coastal setting.



Key Features

- Fantastic Detached Home With Circa 2 Acres Of Land And Uninterrupted Sea Views
- Six Reception Areas, Two With Fireplaces And Including Three Conservatories
- Landscaped Gardens To Front And Rear With An Additional Field To Rear Suitable For a Variety Of Purposes
- Well Maintained Throughout And Finished To a Good Standard
- Five Bedrooms, Two With Ensuite Shower Rooms And Primary With Juliette Balcony
- Large Kitchen With A Good Range Of Units, Integrated Appliances, Aga Range Cooker And Separate Utility Room
- Minutes From Ballywalter Village And Within Commutable Distance To Newtownards, Bangor And Belfast
- Viewing Is Recommended To Fully Appreciate The Space And Views On Offer



Accommodation Comprises:

Entrance Porch

5'4" x 4'3"

Tiled flooring, glazed door to entrance hall, sea views.

Entrance Hall

Tiled flooring, under stair storage, recessed spotlighting.

Family Room

26'6" x 13'1"

Bay window, sea views, fireplace with marble hearth and inset, carved marble surround and mantle, recessed spotlighting, double glazed doors to conservatories one and two.

Conservatory 1

14'1" x 11'9"

Tiled flooring, double doors to rear garden.

Conservatory 2

11'7" x 11'1"

Tiled flooring, double doors to rear garden.

Dining Room

11'9" x 11'3"

Sea views, open to living room.

Living Room

19'4" x 17'4"

Sea views, Inglenook style fireplace with brick surround and hearth, wood beam mantle, wood burning stove, built in wood storage.

Kitchen

25'5" x 13'1"

Modern range of high and low level units, laminate work surfaces and upstands, American style fridge/freezer, integrated Hotpoint double oven, integrated Hotpoint microwave and warming drawer, integrated Hotpoint four ring hob with stainless steel extractor fan, Aga range cooker, integrated dishwasher, wall mounted feature fire, sliding doors to rear garden, door to utility room, recessed spotlighting, tiled flooring.

Utility Room

12'1" x 7'3"

Modern range of high and low level units, laminate work surfaces, single circular stainless steel sink with mixer tap, plumbed for washing machine, space for tumble dryer, access to boiler house, tiled flooring.

Guest WC

White suite comprising vanity unit with double sinks, storage and mixer taps, wall mounted chrome radiator, built in storage units, low flush wc, recessed spotlighting, tiled flooring, tiled walls.

Conservatory 3

12'8" x 12'5"

Tiled flooring, double doors to rear garden, single door to side garden.

First Floor

Landing

Eaves storage, reading area, sea views, access to roofspace, hotpress with storage, recessed spotlighting.

Primary Bedroom

20'7" x 12'9"

Double room, built in robes and vanity, double glazed doors to balcony, sea views, ensuite.

Ensuite

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, chrome radiator, large shower enclosure with overhead shower and glazed doors, tiled flooring, tiled walls, recessed spotlighting, extractor fan.

Bedroom 2

12'5" x 13'1"

Double room, wood laminate flooring, sea views, window seat, ensuite.

Ensuite

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, panelled bath with overhead shower and glazed screen, velux type window, tiled flooring, tiled walls, chrome radiator, extractor fan, recessed spotlighting.

Bedroom 3

17'0" x 9'10"

Double room, built in robes and vanity, semi rural views.

Bedroom 4 (not including robes)

8'10" x 7'6"

Currently dressing room with built in robes.

Bedroom 5

11'5" x 10'2"

Double room, wood laminate flooring, sea views.

Bathroom

White suite comprising tiled bath with hand shower attachment, low flush wc, large shower enclosure with overhead shower and glazed doors, vanity unit with sink, storage and mixer tap, chrome radiator, tiled flooring, tiled walls, recessed spotlighting, extractor fan.

Outside

Front: Sweeping driveway in stone, area in lawn, mature hedging, shrubs and sea views.

Rear: South facing raised decked entertaining area with steps to a further decked area, area in lawn, mature plants, shrubs, hedging and trees, gate to rear field, access to detached garage, oil storage tank, side garden with summer house, outside light, outside tap.

Detached Garage

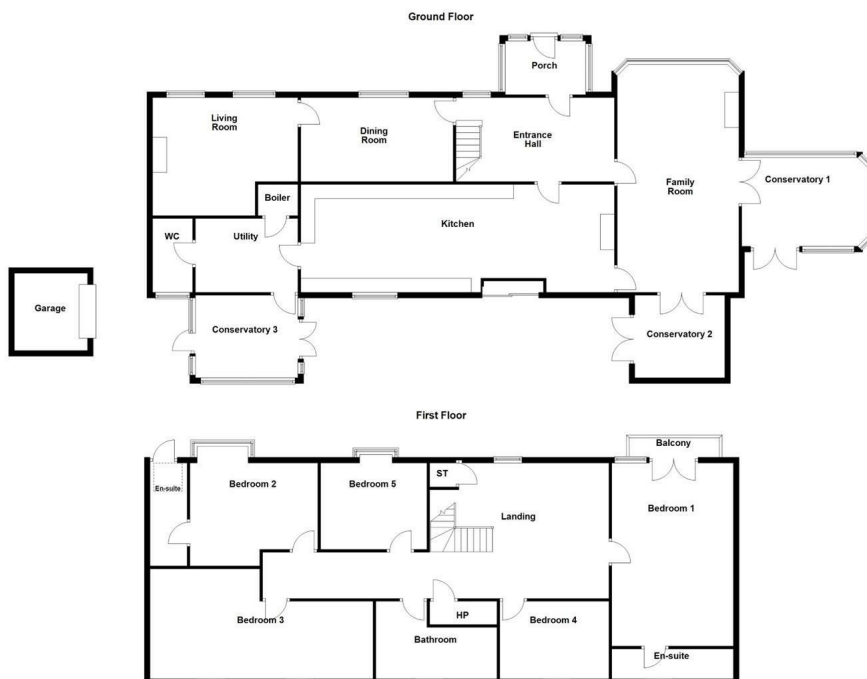
Single garage, power and light.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		74
(39-54)	E	58	
(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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