

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

**028 9188 8000**

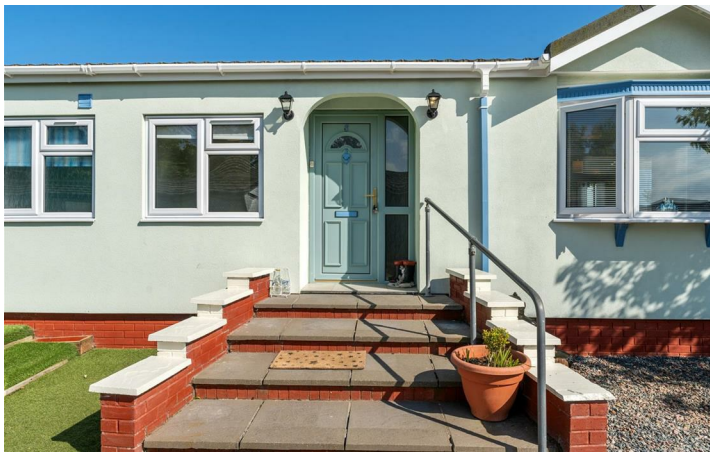
[donaghadee@ulsterpropertysales.co.uk](mailto:donaghadee@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 SWALLOW CRESCENT,  
BALLYHALBERT, BT22 1BF**

**OFFERS AROUND £94,950**



This beautifully presented detached bungalow is ideally located in the peaceful coastal village of Ballyhalbert. The bright open-plan lounge and dining area create a welcoming space perfect for relaxation and entertaining.

Featuring two spacious bedrooms with built-in wardrobes, the primary bedroom includes a private en suite for added comfort and privacy.

Located in an over-45s residential park, this home offers a secure and community-focused environment, with a gated entrance and on-site warden. Outside, enjoy well-maintained gardens, a paved driveway with parking for one vehicle, and a detached garage for extra storage.

Modern appliances, a dedicated laundry area, and practical living spaces make this bungalow perfect for easy, coastal living. Just minutes from the beach and Ballyhalbert's amenities, this is the ideal home for a relaxed lifestyle by the sea.

Don't miss out on this rare opportunity to make it yours!



## Key Features

- Immaculately Presented Two Bedroom Home In Move In Condition
- Bright Open-Plan Lounge And Dining Area, Ideal For Relaxing Or Entertaining
- Peaceful Over-45s Residential Park, Minutes From The Sea And Ballyhalbert Village
- Two Well Proportioned Bedrooms, Primary With Ensuite Shower Room
- Well Maintained Gardens, Paved Driveway And Detached Garage
- Gated Entrance, On-site Warden And Communal Facilities
- Modern Appliances, Great Storage, Separate Utility Room
- Early Viewing Is Highly Recommended



### Accommodation Comprises:

#### Entrance Hall

Wood laminate flooring, corniced ceiling, two storage cupboards.

#### Lounge

15'5" x 11'1"

Mock fireplace, laminate flooring and corniced ceiling.

#### Dining Room

8'7" x 7'8"

Wood laminate flooring and corniced ceiling.

#### Kitchen

12'9" x 7'4"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated appliances to include: four ring gas hob and built in oven with stainless steel extractor hood, part tiled walls, storage cupboard and space for tumble dryer.

#### Utility Room

8'0" x 5'1"

Built in kitchen units, space for fridge freezer, plumbed for washing machine, laminate work surfaces and door to garden.

#### Study

6'5" x 6'0"

#### Bathroom

White suite comprising panelled bath, vanity unit with mixer tap, low flush w/c, part wall tiling, corniced ceiling and extractor fan.

#### Bedroom 1

9'4" x 9'4"

Walk in wardrobe and corniced ceiling.

#### Ensuite

White suite comprising: pedestal wash hand basin, low flush w/c, extractor fan, shower cubicle with overhead shower and glazed door.

#### Bedroom 2

9'4" x 8'7"

Built in storage.

#### Outside

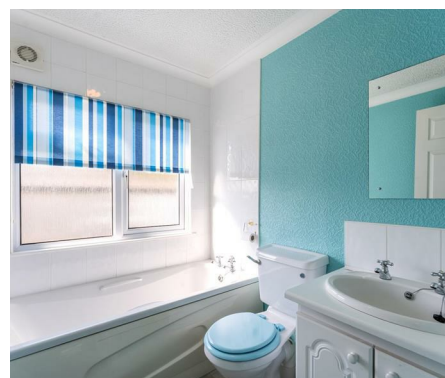
19'9" x 9'8"

Brick paved driveway, garden areas to front, side and rear in lawn.

#### Detached Garage

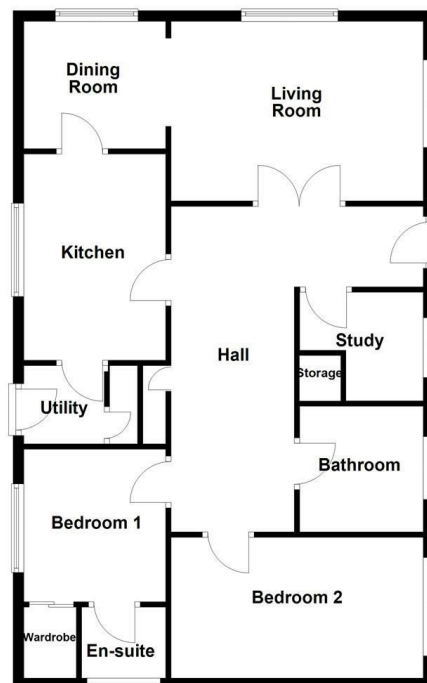
19'9" x 9'8"

Up and over door.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	46
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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.

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