

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

41-43 High Street, Donaghadee, BT21  
0AQ

**028 9188 8000**

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

NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 MAIN STREET, BALLYWALTER,  
BT22 2PG**

**OFFERS AROUND £160,000**





Located in the charming village of Ballywalter, this well-maintained mid-terraced house presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. The property boasts two inviting reception rooms, one of which features a delightful media wall, while the other showcases a beautiful feature fireplace, creating a warm and welcoming atmosphere.

The house comprises two well-proportioned bedrooms, with one also featuring a striking fireplace, adding character and charm to the living space. The good-sized kitchen is equipped with a range of units and integrated appliances, making it both functional and stylish for everyday living.

Conveniently located within walking distance of local amenities and the picturesque seafront, this property offers the perfect blend of comfort and accessibility. Whether you are seeking a peaceful retreat or a vibrant community lifestyle, this home caters to all needs.

Viewing is highly recommended to fully appreciate the potential of this delightful property. Don't miss out on this fantastic opportunity to make it your own.





## Key Features

- Well Maintained Mid Terraced Property In Ballywalter Village
- Three Well Proportioned Bedrooms, One With Feature Fireplace
- Two Reception Areas, One With Media Wall And One With Feature Fireplace
- Within Walking Distance Of All Local Amenities And Seafront
- Good Sized Kitchen With A Range Of Units And Integrated Appliances
- Perfect As A First Time Buy, Investment Property Or Downsizer Home
- Low Maintenance Rear Garden With Paved Seating Area
- Viewing Is Highly Recommended For This Great Opportunity



### Accommodation Comprises:

#### Entrance Hall

Wood laminate floor, storage under the stairs.

#### Living Room

10'1" x 13'6"

Tiled floor, feature fireplace with tiled hearth, tiled surround and granite mantle.

#### Dining Room/Family Room

10'2" x 13'6"

Wood laminate floor, media wall with electric fireplace.

#### Kitchen

8'8" x 11'8"

Fitted kitchen with range of high and low level units, laminate work surfaces, integrated oven, four ring electric hob, stainless steel extractor hood, space for fridge/freezer, plumbed for washing machine, one and a quarter stainless steel sink with mixer tap and drainer, tiled floor, door to back garden.

#### First Floor

##### Storage Cupboard/Utility Space

5'9" x 4'7"

Storage space, plumbed for washing machine.

#### Shower Room

White suite comprising shower enclosure with wall mounted overhead shower, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, tiled walls, extractor fan, under floor heating.

#### Bedroom 1

13'8" x 10'2"

Double bedroom, feature fireplace with tiled hearth and cast iron surround and mantle.

#### Bedroom 2 (Rear)

13'8" x 10'1"

Double bedroom.

#### Bedroom 3

5'8" x 10'5"

#### Outside

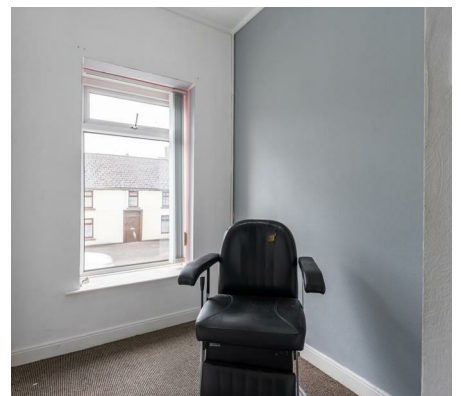
Rear: Fully enclosed, area in patio, paved area outside back door, area in stones, double gates for bin access and space for off street parking, area in mature hedging, outside tap, outside light, oil fired boiler, oil tank, access onto park and seafront.

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.

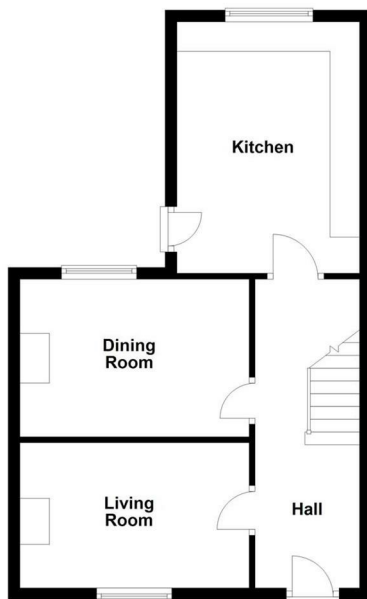
You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)



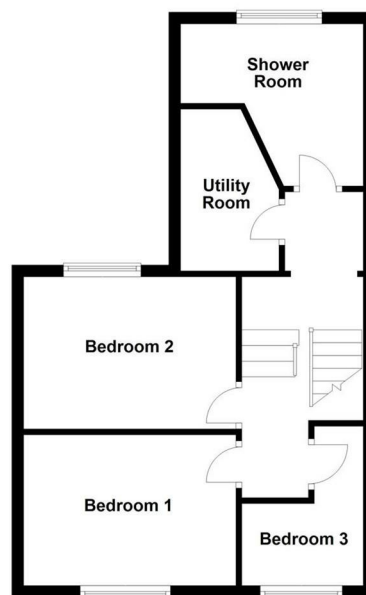




Ground Floor



First 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>		
(21-38) <b>F</b>	38	54
(1-20) <b>G</b>		
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

NEWTOWNARDS  
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