

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**26 KINGFISHER WAY,
BALLYHALBERT, BT22 1BB**

OFFERS AROUND £89,950

Located in the popular Park Homes development in Ballyhalbert, this beautiful detached bungalow is accessed via electric gates and benefits from being on a generous site within close proximity to the well landscaped communal areas, bowling green and community hub.

Maintained to a high standard internally and with a low maintenance exterior, this is perfect for any buyer hoping to walk in and sit down!

There is a well proportioned living room through to a modern kitchen with a good range of built in appliances, two bedrooms with storage and a family bathroom comprising of white suite.

Externally, there is a garage with electric roller door and brick paviour driveway with space for two vehicles, areas in lawn, decked area for entertaining.

Properties in this development are cash sale only for over 45's and we recommend viewing at your earliest convenience.



Key Features

- Spacious And Bright Two Bedroom Property Within A Popular Gated Community
- Living Space With Double Doors Onto Decked Area
- Family Bathroom Comprising Of White Suite
- Easily Accessible To The Sea Front And Beach
- Kitchen With A Range Of Integrated Appliances And Plumbed For Appliances
- Two Bedrooms With Built In Wardrobes
- Gas Fired Central Heating, uPVC Double Glazed Windows And Detached Garage
- Over 45's Development Only And Open To Cash Buyers Only



Accommodation

Comprises:

Entrance Hall

Built in storage, wood effect laminate flooring.

Living Room

11'8" x 13'4"

Electric fireplace, recessed spotlights, double doors onto decked area.

Kitchen

13'3" x 12'2"

Fitted kitchen comprising range of high and low level units, laminate effect work surfaces, inset 1 1/4 sink with mixer tap and drainer, encased gas fired boiler, plumbed for washing machine, integrated oven, integrated fridge freezer, larder cupboard, four ring gas hob, integrated extractor fan, partially tiled walls, laminate wood effect flooring, space for dining, double doors onto decked area.

Bedroom 1

11'6" x 11'4"

Double bedroom, recessed spotlights, sliding wardrobes.

Bedroom 2

8'2" x 7'5"

Built in storage.

Bathroom

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

Garage

9'3" x 19'0"

Electric roller door, power & light.

Outside

Brick paviour driveway with space for multiple vehicles, decked area with space for entertaining, area in lawn, outside tap and light, area in stones with shrubs and hedging, patio area with ramp to front door.











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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