

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 PARK AVENUE, BALLYWALTER,
BT22 2NR**

OFFERS AROUND £110,000



Located in the seaside village of Ballywalter, this semi-detached house on Park Avenue offers solid potential for first-time buyers or investors willing to take on a project. The property has three good-sized bedrooms, two with built-in wardrobes.

Inside, there's a spacious living room with a stone fireplace and a separate rear dining room. The house includes a white bathroom suite and a separate WC. Outside, the enclosed front and rear gardens offer privacy, along with a paved area and several useful outhouses.

The property has oil-fired central heating and double-glazed windows. Its convenient location provides easy access to local amenities and the coastline.

While the house requires modernisation, it offers plenty of scope to add value. It's a straightforward property with good space and potential for anyone ready to improve it.

Key Features

- Semi Detached Property In The Seaside Village Of Ballywalter
- Three Bedrooms, Two With Built In Wardrobes
- Living Room With Feature Stone Fireplace
- Separate Dining Room To Rear Of Property
- Bathroom With White Suite And Separate WC
- Enclosed Front Garden And Rear With Paved Area And Range Of Outhouses
- Oil Fired Central Heating And Double Glazed Windows
- Perfect As An Investment Property Or First Time Buyer Project



Accommodation Comprises:

Entrance Hall

Living Room

16'6 x 12'7

Stone surround, tiled hearth, wooden mantle and space for electric fire.

Dining Room

11'5 x 10'4

Kitchen

10'2 x 8'3

Range of high and low level units, laminate work surfaces, one and a quarter inset stainless steel sink with mixer tap and built in drainer, space for cooker, door to rear yard, tiled flooring, tiled walls.

Landing

Hot press and storage.

Bedroom 1

11'9 x 10'6

Built in wardrobe.

Bedroom 2

11'3 x 10'8

Built in wardrobe.

Bedroom 3

9'2 x 8'3

Bathroom

White suite comprising wall mounted wash hand basin, panelled bath, tiled walls.

Toilet

Low flush wc, tiled walls.

Outside

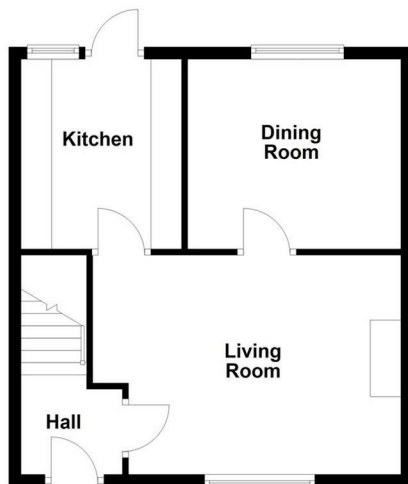
Front: Enclosed front garden, area in lawn.

Rear: Paved area, oil storage tank, 2 x greenhouses, shed, boiler house with oil fired boiler.

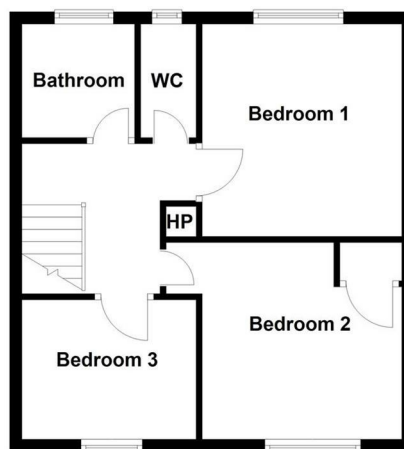




Ground Floor



First 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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