

ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 DEMESNE DRIVE,  
BALLYWALTER, BT22 2UJ**

**OFFERS AROUND £235,000**



15 Demesne Drive, Ballywalter is a spacious and well presented family home extending to approximately 1,765 sq ft, set within a popular residential location close to the coast and local amenities. Occupying a generous site, this freehold property offers bright, adaptable accommodation and is ideal for growing families or those seeking versatile living space.

The entrance hall features attractive wooden flooring and leads to a comfortable living room with wooden flooring and a stone fireplace with tiled hearth, creating a warm focal point. Double glazed doors open into the sunroom, a light-filled space with tiled flooring and double doors providing direct access to the rear garden. The kitchen is well proportioned and fitted with a range of high and low level units, stainless steel sink with mixer tap, stainless steel cooker extractor, space for a cooker and dishwasher, part tiled walls and wooden flooring. A ground floor W/C with low flush suite and pedestal wash hand basin adds convenience, while the dining room, currently used as a study, offers further flexible accommodation.

On the first floor, the landing benefits from a hot press. The principal bedroom is generously sized and includes an ensuite with white suite comprising shower cubicle with electric shower, low flush W/C and pedestal wash hand basin, finished with wood effect flooring. Three further bedrooms are well laid out, one of which benefits from built-in storage, making the layout suitable for family living or home working.

The property is further enhanced by oil fired central heating, double glazed windows throughout and an integral garage with up and over door, light, power and housing the oil boiler. Externally, the front offers ample space for multiple vehicles with steps and a ramp leading to the front door. The fully enclosed rear garden is laid in lawn, providing a safe and private outdoor space for children or entertaining.



## Key Features

- Spacious freehold family home extending to approximately 1,765 sq ft in a popular coastal residential location
- Living room featuring wooden flooring and stone fireplace, opening through double doors to the sunroom
- Four bedrooms, including a generous principal bedroom with ensuite shower room
- Benefits include oil fired central heating, double glazing and an integral garage with power and light
- Bright, adaptable accommodation with living room, sunroom and separate dining room/study
- Well-proportioned kitchen with fitted units, stainless steel fittings and space for appliances
- Additional ground floor W/C and first-floor bathroom facilities
- Generous driveway parking and a fully enclosed rear garden laid in lawn, ideal for families



### Accommodation

#### Comprises :

#### Entrance Hall

Wooden flooring.

#### Living Room

18'6" x 10'8"

Stone fireplace with tiled hearth, wooden flooring, double glazed doors leading to -

#### Sunroom

12'0" x 10'7"

Tiled flooring, double doors leading to rear garden.

#### Kitchen

16'6" x 12'11"

Range of high and low level units, space for cooker, stainless steel cooker extractor, stainless steel sink with single drainer and mixer tap, space for dishwasher, part tiled walls, wooden flooring.

#### W/C

Low flush w/c, pedestal wash hand basin, wooden flooring.

#### Dining Room / Study

10'2" x 9'6"

Wooden flooring.

#### First Floor

#### Landing

Hot press.

#### Bedroom 1

15'1" x 34'9"

#### En Suite

White suite comprising, shower cubicle with electric shower, low flush w/c, pedestal wash hand basin, wood effect flooring.

#### Bedroom 2

13'1" x 9'3"

#### Bedroom 3

10'7" x 9'1"

Built in wardrobe.

#### Bedroom 4

9'1" x 4'0"

Wooden flooring.

#### Bathroom

White suite comprising, panelled bath with telephone hand shower, low flush w/c, pedestal wash hand basin with mixer tap.

#### Integral Garage

Up and over door, light and power, oil boiler.

#### Outside

Front - Space for multiple vehicles, steps and ramp leading to front door.  
Rear - Fully enclosed garden laid in lawn.

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)





















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>	57	62
(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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