

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**69 GREYABBEY ROAD,
BALLYWALTER, BT22 2NY**

OFFERS AROUND £105,000



This mid-terrace property offers comfortable living in a convenient location, close to local amenities, schools and public transport links. Built in 1969, the home benefits from PVC double glazing and oil-fired central heating.

The accommodation comprises a welcoming entrance hall leading to a spacious lounge. The kitchen/dining room offers a good range of high and low level units. The layout opens into a bright dining area.

On the first floor, there are three well-proportioned bedrooms. Bedroom one includes a built-in hotpress and additional cupboard space. The bathroom offers a white suite comprising a panelled bath with overhead shower.

Externally, the property features an enclosed rear yard with oil-fired boiler, oil storage tank, garden shed and coal shed, with access to on-street parking at the rear.

An ideal first-time buy, investment opportunity or home for those seeking a property in a well-established residential area. Early viewing is recommended.

Key Features

- Mid-Terrace Property Built In 1969 With PVC Double Glazing And Oil-Fired Central Heating
- Spacious And Bright Lounge With Open Fire
- Kitchen/Dining Room With Range Of Units, Space For Cooker And Plumbed For Washing Machine
- Three Well-Proportioned Bedrooms, Including Bedroom One With Built-In Hotpress And Cupboard
- Bathroom With White Suite Including Panelled Bath, Handset Shower, Vanity Unit And WC
- Enclosed Rear Yard With Oil Boiler, Oil Tank, Garden Shed and Coal Shed
- Rear Access To On-Street Parking And Close To Local Amenities In Ballywalter
- Early Viewing Recommended



Accommodation

Comprises :

Entrance Hall

Lounge

14'3 x 13'5
(at widest points)

Kitchen / Dining Room

16'8 x 9'4
Range of high and low level units with formica work surfaces, inset single drainer stainless steel sink unit, space for cooker, plumbed for washing machine, partly tiled walls, ceramic tiled floor. Open to dining area.

First Floor

Landing

Bedroom 1

14'5 x 8'7
(at widest points) Including built in hotpress and cupboard.

Bedroom 2

10'4 x 8'6

Bedroom 3

9'9 x 7'9

Bathroom

White suite comprising panelled bath with mixer tap and telephone hand shower, vanity unit, low flush wc, partly tiled walls and extractor fan.

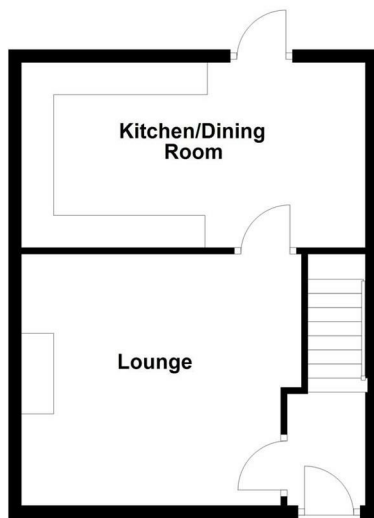
Outside

Enclosed rear yard with oil fired boiler and oil storage tank. Garden shed and coal shed. Access to rear on street parking.

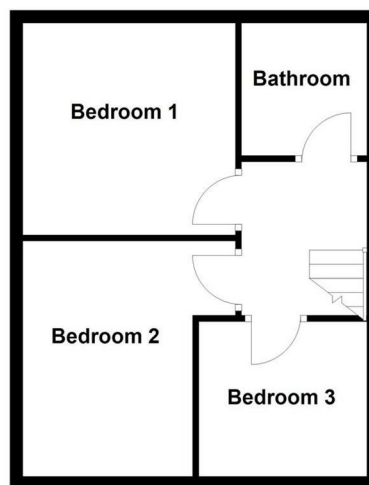




Ground Floor



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.

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

NEWTOWARDS
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