



**27 WHITECHURCH ROAD,
BALLYWALTER, BT22 2JY**

OFFERS AROUND £265,000

27 Whitechurch Road is a deceptively spacious coastal home extending to approximately 1,270 sq ft, superbly positioned in Ballywalter with uninterrupted sea views from the rear and direct access down to the shoreline. The property benefits from oil fired central heating and double glazed windows throughout, offering comfortable living in a highly desirable seaside setting.

The accommodation is both flexible and well laid out. On the ground floor there is a welcoming entrance porch leading into a bright living room with open fireplace, tiled hearth, brick surround and wooden mantle. The generously proportioned kitchen provides ample space for dining and is fitted with a comprehensive range of units, integrated oven, grill and hob, stainless steel sink and tiled flooring, with built-in storage and a back door opening onto a shared right of way leading to the garden. A separate utility room offers additional storage and plumbing for a washing machine. Also on this level is a modern shower room and two well-proportioned bedrooms.

The first floor enjoys an elevated aspect, maximising the coastal outlook. A spacious lounge features double doors opening onto a Juliette balcony along with a velux-style window, creating a bright and airy room ideal for relaxing while taking in the sea views. The main bedroom is a generous double with Velux windows and eaves storage, complemented by a separate WC.

Externally, the property is equally impressive. The front garden is fully enclosed with lawn, patio walkway and mature shrubs and hedging. To the rear there is a lawn, patio and paved areas, useful storage, outside tap and light, and steps leading directly down to the sea. A large garage with electric roller door, power and light completes this attractive coastal home, ideal for permanent living or a seaside retreat.



Key Features

- Deceptively spacious coastal home extending to approx. 1,270 sq ft in a prime Ballywalter seafront position
- Oil fired central heating and double glazed windows throughout
- Bright ground floor living room featuring open fireplace with tiled hearth, brick surround and wooden mantle
- First floor lounge with Juliette balcony and Velux window, maximising light and coastal outlook
- Uninterrupted sea views to the rear with direct access down to the shoreline
- Flexible accommodation with three well-proportioned bedrooms and modern shower room plus separate WC
- Generous kitchen with dining space, extensive units, integrated appliances, utility room and rear access
- Attractive enclosed gardens front and rear, large garage with electric door, and excellent outdoor storage facilities



Accommodation comprises

Porch

Living Room

16'3" x 10'10"

Open fireplace with tiled hearth, brick surround and wooden mantle.

Bedroom 3

7'9" x 9'3"

Bedroom 2

9'4" x 8'0"

Kitchen

18'0" x 12'4"

Fitted kitchen, range of high and low level units, laminate work surfaces, 1 1/4 stainless steel sink with mixer tap and drainer, four ring electric hob, integrated grill and oven, stainless steel extractor hood, space for fridge freezer, part tiled walls, tiled floor, space for dining, built in storage, back door onto shared alley leading to garden.

Utility Room

5'11" x 5'10"

High level units, laminated work surfaces, plumbed for washing machine, tiled floor.

Shower Room

White suite comprising, corner shower enclosure, wall mounted over head shower, sliding doors, pedestal wash hand basin with mixer tap, low flush w/c, part tiled walls, part panelled walls, extractor fan.

First Floor

Lounge

18'9" x 18'0"

Double doors onto Juliette balcony, Velux style window.

Bedroom 1

18'9" x 10'4"

Double bedroom, velux style windows, eaves storage.

W/C

White suite comprising, low flush w/c, pedestal wash hand basin with mixer tap and tile splashback.

Garage

22'8" x 11'1"

Electric roller door, power and light.

Outside

Front: Fully enclosed, area in lawn, patio walkway to front door and area in shrubs and hedging.

Rear: Area in lawn, area in patio, paved area, storage space, steps down to the sea, outside tap and light.

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



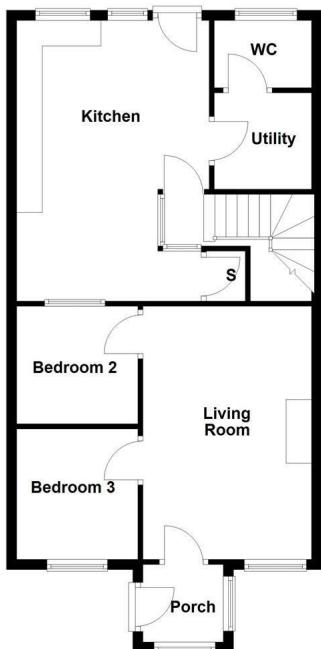




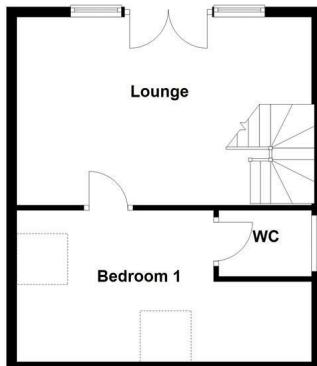




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	63	
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.

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