



**5 WESTLAND ROAD,  
BALLYWALTER, BT22 2QP**

**OFFERS AROUND £274,950**



Located in the popular coastal village of Ballywalter, 5 Westland Road is a well-presented three-bedroom home offering comfortable and modern living within easy reach of local amenities and the shoreline. Extending to approximately 1130 sq ft, the property benefits from oil fired central heating and double glazed windows throughout.

The accommodation is thoughtfully laid out and begins with a welcoming entrance hall featuring wood laminate flooring and built-in storage. The spacious living room enjoys a warm and inviting atmosphere with wood laminate flooring, an electric fireplace set on a tiled hearth with brick surround and wooden mantle. To the rear, the impressive kitchen and dining area provides an excellent space for everyday living and entertaining, featuring a modern fitted kitchen with granite work surfaces, Belfast style sink, integrated appliances, recessed spotlights and wood laminate flooring. Double doors open directly to the enclosed rear garden, enhancing the indoor-outdoor flow.

There are three well-proportioned bedrooms, all finished with wood laminate flooring, including two generous doubles. The contemporary bathroom is fitted with a white suite comprising a freestanding bath, walk-in overhead shower, vanity unit, heated towel rail, panelled walls and extractor fan.

Externally, the property is equally appealing. To the front is a lawned garden with mature shrubs and hedging, along with a paved driveway providing ample off-street parking. The attached garage features an electric roller door, oil fired boiler, power and lighting. The fully enclosed rear garden offers a private and attractive outdoor space with lawn, paved areas, summer house, planted beds, outside tap and lighting, and convenient side access.

## Key Features

- Well-presented three-bedroom home in the popular coastal village of Ballywalter, close to local amenities and the shoreline
- Extending to approximately 1130 sq ft with oil fired central heating and double glazed windows throughout
- Welcoming entrance hall with wood laminate flooring and built-in storage
- Spacious living room featuring an electric fireplace with tiled hearth, brick surround and wooden mantle
- Modern kitchen and dining area with granite work surfaces, Belfast sink, integrated appliances and double doors to the rear garden
- Three well-proportioned bedrooms, including two generous doubles, all with wood laminate flooring
- Contemporary bathroom with freestanding bath, walk-in shower, vanity unit and heated towel rail
- Attractive gardens, paved driveway, detached garage with electric door, and fully enclosed rear garden with summer house and side access



### Accommodation Comprises:

#### Entrance Hall

Wood laminate flooring, built in storage.

#### Living Room

15'2" x 13'0"

Wood laminate flooring, electric fireplace, slate hearth, brick surround and wooden mantle.

#### Kitchen

21'3" x 9'6"

Modern fitted kitchen with granite work surfaces, Belfast style sink with mixer tap, four ring electric hob, integrated extractor fan, integrated dishwasher, integrated fridge freezer, integrated oven and grill, integrated washing machine, recessed spotlights, wood laminate flooring, double doors into enclosed rear garden and space for dining.

#### Bedroom 1

14'5" x 10'1"

Double bedroom, wood laminate flooring.

#### Bedroom 2

12'4" x 10'5"

Double bedroom, wood laminate flooring.

#### Bedroom 3

10'5" x 8'11"

Double room. Wood laminate flooring.

#### Bathroom

White suite comprising free standing bath with mixer tap, walk in wall mounted over head shower, low flush w/c, vanity unit with mixer tap and storage, panelled walls, heated towel rail and extractor fan.

#### Garage

16'10" x 9'10"

Electric roller door, oil fired boiler, power and light.

#### Outside

Front: Area in lawn, beds in mature shrubs and hedging, resin bound driveway with space for multiple vehicles.

Rear: Fully enclosed, area in lawn, resin bound paving, summer house, space for storage, area in beds with shrubs and hedging, outside tap and light, side gate for bin access.

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.

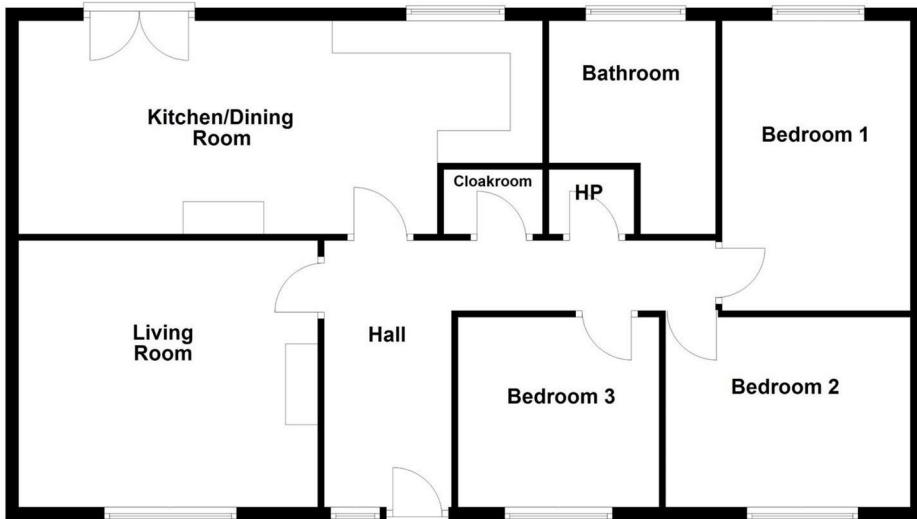
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)





### 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	61	80
(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.

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