

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**NO.1 LAUNDRY COTTAGES,
27 SPRINGVALE ROAD,**

OFFERS AROUND £349,950

Nestled on Springvale Road in the picturesque village of Ballywalter, this charming detached bungalow, known as No.1 Laundry Cottages, offers a delightful blend of character and comfort. Built in 1910, this pre-1914 property spans an impressive 1,100 square feet and features three inviting bedrooms, making it an ideal choice for those seeking a tranquil coastal retreat or a wonderful downsizing opportunity.

As you step inside, you will be greeted by a warm and welcoming kitchen/reception room that exudes charm and character. The property boasts two well-appointed bathrooms, ensuring convenience for both residents and guests. Each bedroom is filled with unique quirks, providing a homely atmosphere that is hard to resist.

Set in a semi-rural location, this bungalow is just a short stroll away from the stunning beach, allowing you to enjoy the beauty of coastal living at your leisure. The gardens surrounding the property are truly a highlight, encompassing almost one acre of elevated land at the rear. These stunning gardens offer a perfect space for relaxation, gardening, or entertaining, all while enjoying the serene views of the surrounding landscape.

Ballywalter itself is a delightful coastal village located on the Ards Peninsula, known for its friendly community and beautiful scenery. This property is not just a home; it is a lifestyle choice, offering the perfect balance of rural charm and coastal convenience. Whether you are looking to downsize or simply seeking a peaceful retreat by the sea, this bungalow is sure to capture your heart. Don't miss the opportunity to make this enchanting property your own.



Key Features

- Charming detached bungalow dating back to 1910 full of character and original features
- Three well proportioned bedrooms with a warm and homely feel throughout
- Two bathrooms providing excellent practicality and convenience
- Stunning elevated gardens extending to almost one acre with beautiful surrounding views
- Located in the picturesque coastal village of Ballywalter
- Spacious kitchen/reception area ideal for everyday living and entertaining
- Set in a peaceful semi-rural location just a short walk from the beach
- Ideal for downsizers, those seeking a coastal retreat or buyers looking for a quieter lifestyle on the Ards Peninsula



Accommodation

Comprises:

Entrance Hall

Tiled flooring

Hallway

Tiled flooring, built in units, plumbed for washing machine and gas fired boiler.

Living Room

14'1" x 12'5"

Solid oak wood flooring, fireplace with wood burning stove, wooden mantle and tiled hearth.

Kitchen/Dining Room

17'4" x 13'1"

Range of high and low level units, 4 ring stainless steel gas hob with integrated oven and extractor hood, single drainer sink with mixer tap, plumbed for dishwasher, space for fridge freezer, fireplace with wood burning stove and tiled flooring through to conservatory.

Conservatory

12'8" x 9'6"

Tiled flooring, recessed spotlights, velux window and double sliding doors to garden.

Bedroom 1

9'10" x 18'0"

Double bedroom with solid oak wood flooring, built in wardrobes, built in storage and recessed spotlighting.

Bedroom 2

9'9" x 10'9"

Double bedroom with wood laminate flooring.

Bedroom 3

10'5" x 9'2"

Double bedroom with wood laminate flooring.

Bathroom

Suite comprising panelled bath with mixer tap, low flush WC, pedestal wash hand basin with mixer tap, range of built in units, built in storage, tiled flooring and Velux window.

Shower Room

White suite comprising pedestal wash hand basin with mixer tap, low flush WC, shower enclosure with mixer tap and sliding glass door, tiled flooring and fully tiled walls.

Outside

Front: Semi rural views, driveway, mature landscaping scheme with a plethora of mature plants, shrubs and trees, paved walkways.

Rear: Area in lawn, mature plants, shrubs, hedging and trees, seating areas.

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



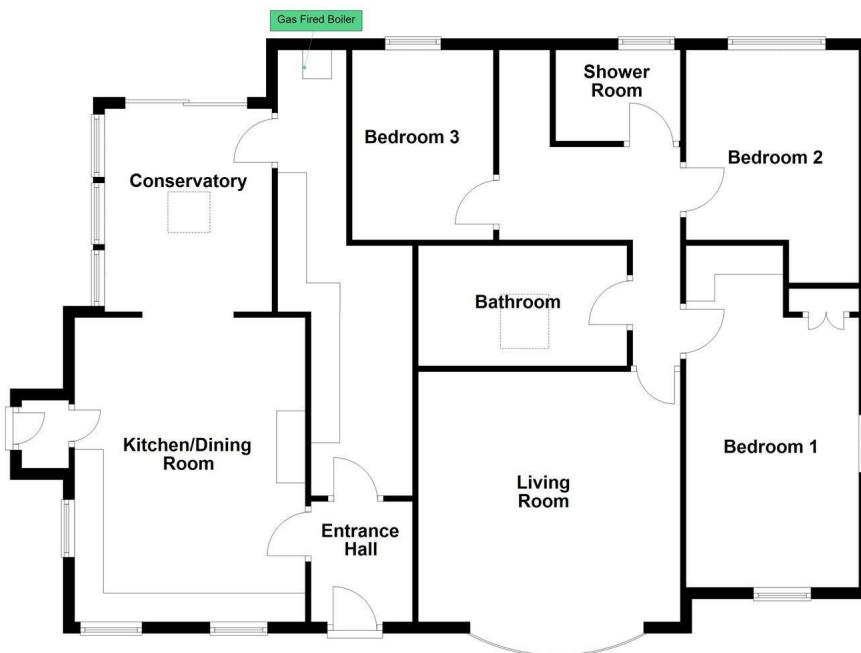








Ground Floor



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.

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