

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**27 WESTLAND DRIVE,
BALLYWALTER, BT22 2TH**

OFFERS AROUND £309,950

Located in the desirable Westland development of Ballywalter, this fantastic detached bungalow offers a perfect blend of comfort and style for family living. Built in 1999, this spacious home spans an impressive 2,077 square feet and features two reception rooms, providing ample space for relaxation and entertainment.

As you enter, you are greeted by a formal living room that exudes warmth and charm. The heart of the home is the open-plan kitchen, which seamlessly flows into a bright dining area and a delightful sunroom, perfect for enjoying the natural light and views of the beautifully landscaped gardens. With five well-appointed bedrooms spread across two floors, this property caters to families of all sizes. Two of the bedrooms boast ensuite facilities, while an additional bathroom ensures convenience for all.

The outdoor space is equally impressive, featuring landscaped gardens to both the front and rear, creating a serene environment for outdoor gatherings. An entertaining area invites you to host summer barbecues, while a garage with a utility area adds practicality to your daily routine. The large driveway provides ample parking for multiple vehicles, making it easy for family and friends to visit.

Situated on a private corner site, this home is conveniently located close to local amenities and the picturesque seafront, offering a perfect balance of tranquillity and accessibility. This property is an ideal choice for those seeking a spacious family home in a charming coastal community. Don't miss the opportunity to make this delightful bungalow your own.



Key Features

- Large Detached Home On A Private Corner Site In The Popular Westland Development
- Landscaped Gardens To Front And Rear With A Mature Planting Scheme And Entertaining Areas
- Open Plan Kitchen/Dining Area Through To Bright Sunroom And Additional Living Room
- Well Maintained Internally And Externally And Decorated To A Good Standard
- Five Good Sized Bedrooms, Two With Ensuite Facilities
- Driveway With Parking For Multiple Vehicles And Garage With Utility Area
- Close To All Local Amenities, Schools, Transport Links And Seafront
- Viewing Is Highly Recommended For This Spacious, Charming Home



Accommodation

Comprises:

Entrance Hall

Solid wood floor, built in storage with cloak space.

Living Room

17'11" x 14'0"

Multi-fuel stove, tiled hearth, brick surround and wooden mantle. Solid wood floor.

Kitchen/Dining Area

21'2" x 10'4"

Range of high and low level units with laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, integrated dishwasher, space for range cooker, stainless steel extractor fan and hood, space for fridge/freezer, space for dining, recessed spotlights, partially tiled walls, solid wood floor, door to enclosed rear garden.

Open to:

Sunroom

11'7" x 11'1"

Solid wood floor and door to enclosed rear garden.

Bathroom

White suite comprising panelled bath with shower attachment, corner shower enclosure with wall mounted overhead shower, sliding door, pedestal wash hand basin with mixer tap, low flush w/c, extractor fan, tiled floor, partially tiled walls, hot press and storage.

Bedroom 1

13'8" x 11'10"

Double bedroom with wood laminate flooring.

Ensuite

White suite comprising corner shower enclosure with wall mounted overhead shower and sliding glass doors, wall mounted wash hand basin with mixer tap, low flush w/c, bidet, heated towel rail, extractor fan, tiled floor and partially tiled walls.

Bedroom 2

11'10" x 10'4"

Double bedroom.

Bedroom 5/Snug

10'4" x 8'3"

First Floor

Bedroom 3

18'4" x 14'0"

Double bedroom with eaves storage and velux style windows.

Bedroom 4

14'11" x 14'1"

Double bedroom with velux style window.

Ensuite

White suite comprising walk in shower enclosure with wall mounted overhead shower and sliding glass doors, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled floor, partially tiled walls and extractor fan.

Garage

17'10" x 9'11"

Roller garage door, plumbed for washing machine and tumble dryer, power and light.

Outside

Front & Side - Brick paviour driveway with space for multiple vehicles, area in lawn, area in shrubs and hedging.

Rear - Fully enclosed, landscaped garden, area in lawn, area in stones, area in patio with space for entertaining, side gate for bin access, outside tap and light, oil fired boiler, oil tank, beds in mature shrubs and hedging.











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		62	76
		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.

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