

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

41-43 High Street, Donaghadee, BT21  
0AQ

**028 9188 8000**

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 KINGFISHER WAY,  
BALLYHALBERT, NEWTOWNARDS,**

**OFFERS AROUND £89,950**



Located in the popular Park Homes development in Ballyhalbert, this beautiful detached bungalow is accessed via electric gates and benefits from being on a generous site within close proximity to the well landscaped communal areas, bowling green and community hub.

Maintained to a high standard internally and with a low maintenance exterior, this is perfect for any buyer hoping to walk in and sit down!

There is a well proportioned living room through to a modern kitchen with a good range of built in appliances, two bedrooms, master with ensuite and a family bathroom comprising of white suite.

Externally, there is a garage with up and over door and brick paviour driveway with space for two vehicles, areas in lawn, decked area for entertaining.

Properties in this development are cash sale only for over 45's and we recommend viewing at your earliest convenience. No onward chain !



## Key Features

- Spacious And Bright Two Bedroom Property Within A Popular Gated Community
- Kitchen With A Range Of Integrated Appliances And Plumbed For Appliances
- Living Space With Sliding Patio Door to Decked Area
- Two Bedrooms, Master Ensuite and Built In Wardrobes
- Family Bathroom Comprising Of White Suite
- Well Presented Throughout With Low Maintenance Exterior
- Gas Fired Central Heating and uPVC Double Glazed Windows
- Large Brick Paviour Parking Area and Detached Garage
- Cash Purchase Only For Over 45's, With No Onward Chain And Early Viewing Recommended



### Accommodation Comprises

#### Hall

Built in Storage.

#### Dining Room

9'4" x 11'5"

Wood laminated flooring, double doors through to kitchen, open through to living room, recessed spotlights.

#### Living Room

18'9" x 12'2"

Electric fireplace, sliding patio doors onto decked area.

#### Kitchen

14'8" x 9'1"

Fitted kitchen with range of high and low level units, laminate work surfaces, 1 1/4 stainless steel sink with mixer tap & drainer, four ring gas hob, integrated extractor fan, integrated grill & oven, plumbed for washing machine and dishwasher, integrated fridge freezer, recessed spotlights, partially tiled walls, back door onto decked area.

#### Bedroom 1

12'0" x 9'1"

Double bedroom, built in storage.

#### Ensuite

White suite comprising, shower enclosure, wall mounted overhead shower, sliding doors, pedestal wash hand basin with mixer tap, low flush wc, partially tiled walls, extractor fan.

#### Bedroom 2

12'0" x 9'1"

Double bedroom, built in storage.

#### Bathroom

White suite comprising, panelled bath with mixer tap, shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low flush wc, partially tiled walls, extractor fan.

#### Outside

Front and side: Area in lawn, area in bed with stones and shrubs, paved walkway to front door.

Rear: Brick paviour driveway with space for two vehicles, decked area with space for entertaining, outside tap and light.

#### Garage

19'11" x 10'2"

Up and over door, power 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.

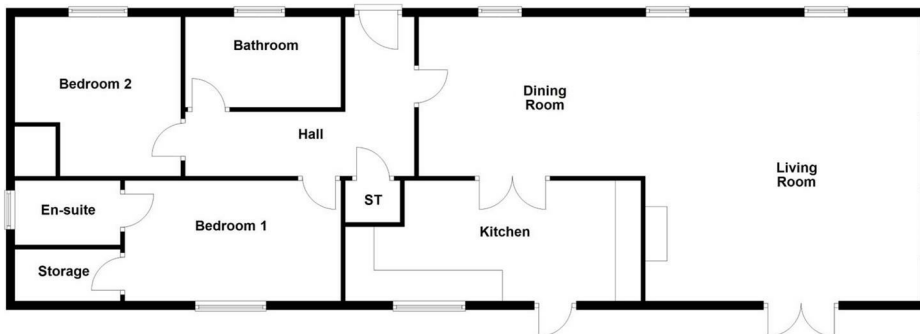
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](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			
(39-54) E		50	54
(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

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWARDS  
028 9181 1444



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