



# 5 WESTLAND DRIVE

Ballywalter, BT22 2TH

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*Offers around* **£249,950**



DETACHED BUNGALOW | 4 🏠 | 2 🚿 | 3 🚗

Located in the popular coastal town of Ballywalter here is a fantastic opportunity to purchase an excellent extended detached bungalow within close proximity to many amenities including shops, cafes, beach and scenic drives and walks.

## KEY FEATURES

- Exceptional Extended Detached Bungalow
- Prime Position Within Popular Residential Development
- Deceptively Spacious With Versatile And Flexible Accommodation
- Living Room With Attractive Fireplace And Gas Coal Effect Fire
- Family Room With Solid Oak Floor And Archway Through To Sun Room
- Sun Room With Solid Oak Floor And Upvc Double Glazed French Doors To The Rear Garden
- Fitted Kitchen With Range Of Units
- Four Well Proportioned Bedrooms Including Main Bedroom With En Suite Wet Room
- Bathroom With Four Piece Suite To Include Bath And Separate Shower
- Oil Fired Central Heating
- Front Garden In Lawns



## ROOM DETAILS

### Ground Floor

- Enclosed Entrance Porch:
- Entrance Hall
- Living Room :  
15' 1" x 13' 8"
- Family Room  
17' 0" X 10' 10"
- Sun Room  
10' 5" X 10' 3"
- Kitchen  
13' 9" X 10' 8"

### Ground Floor

- Bedroom One:  
12' 9" X 11' 6"
- Ensuite Wet Room
- Bedroom Two:  
11' 8" X 10' 4"
- Bedroom Three  
11' 11" X 9' 8"
- Bedroom Four  
10' 7" X 9' 8"
- Bathroom

### Outside

- Detached Garage  
16' 9" X 10' 9"
- Front Garden In Lawns,  
Tarmac Driveway And  
Forecourt In Brick Paviour  
Providing Excellent  
Parking
- Good Size Fully Enclosed  
Rear Garden In Lawns  
With Various Terraces In  
Paving And Brick Paviour



## DIRECTIONS

*Heading into Ballywalter from Millisle, on the main coast road, turn right onto Dunover Road and take the second left into Westland Road and then right into Westland Drive.*



## THE LOCAL AREA

*Ballywalter is a popular spot for holiday parks with many flocking to its sandy shores over the summer. Along the shore you can spot two old lime kilns which were used to produce lime for the residents of the village.*

ENERGY EFFICIENCY RATING		CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51	59
21-38	F		
1-20	G		
NOT energy efficient - higher running costs			

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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