



A rare opportunity to purchase an extended end terrace bungalow occupying a wonderful shore front position within the picturesque village of Ballywalter.

Occupying a spacious site with pedestrian access to the front and vehicular access to the rear; A pebbled driveway leads to a detached garage and the rear garden is notably private featuring an array of trees and shrubs. Having been the subject of a generous extension, the layout comprises an impressive open plan kitchen – dining – living room. Further investigation reveals a 'snug' living room, three bedrooms plus main bathroom.

The Newtownards Peninsula is an area renowned for its outstanding natural beauty including long stretches of sandy beaches to small, sheltered inlets. Just a short stroll from Ballywalter Beach and a pleasant commute to Newtownards, Bangor and Belfast, this is a location that offers the best of both worlds. This home will have wide appeal – From those looking for a first home, retirement home or even a holiday retreat.

Offers Around  
£159,950

12 Broadway,  
Ballywalter,  
NEWTOWNARDS,  
BT22 2NH

Viewing by  
appointment  
through agent  
028 9042 4747

- Extended end terrace bungalow occupying a wonderful shore front position
- Located within the picturesque village of Ballywalter & a stones throw from the beach
- Living Room Open plan kitchen - dining – living (With feature vaulted ceiling, wood burning stove & shaker style oak kitchen)
- Three bedrooms
- Main bathroom
- uPVC frame double glazed windows/Oil fired central heating
- Enjoying stunning coastal views from principal rooms
- Pedestrian access to the front and vehicular access to the rear
- Driveway leading to detached garage
- Notably private, mature rear garden in lawn with sunken patio
- Located just a short stroll from Ballywalter Beach & the village itself
- Pleasant drive to Donaghadee, Bangor, Newtownards & Belfast
- Will have wide appeal - From first time buyers, those looking for a retirement home or even a holiday retreat

The Property Comprises:

### Ground Floor

uPVC double glazed front door.

RECEPTION PORCH: Ceramic tiled floor. Glazed inner door to:

HALLWAY: Oak effect laminate wooden floor. Electric meter cupboard.

LOUNGE: 15' 1" x 10' 10" (4.6m x 3.3m) Feature open fireplace with carved oak surround, cast iron and decorative tiled inset, slate hearth, oak effect laminate wooden floor. Uninterrupted sea views.

OPEN PLAN KITCHEN/DINING/LIVING: 22' 12" x 18' 8" (7m x 5.7m) (at widest points). Oak shaker style kitchen with excellent range of high and low level units with matching island, laminate worktops, stainless steel one and a half bowl sink unit with drainer and mixer tap. Built-in appliances to include electric oven, grill, four ring ceramic hob with stainless steel extractor fan, fridge/freezer, part tiled walls, ceramic tiled floor.

LIVING AREA: Feature wood-burning stove with slate hearth, vaulted ceiling finished in pine tongue and groove panelling, Velux window, uPVC double glazed doors to outside.



UTILITY ROOM: 7' 3" x 6' 3" (2.2m x 1.9m)

Plumbed for washing machine, space for dryer, laminate worktops, ceramic tiled floor.

BATHROOM: White bathroom suite comprising panelled bath with mixer tap, telephone hand shower and body jets, pedestal wash hand basin with mixer taps, low flush wc, heated towel rail, ceramic tiled floor, part tiled walls, window.

BEDROOM (1): 11' 2" x 10' 10" (3.4m x 3.3m)

Range of built-in furniture to include wardrobes, high level cupboards and bedside units, sea views.

BEDROOM (2): 18' 4" x 8' 6" (5.6m x 2.6m)

Oak effect laminate wooden floor.

BEDROOM (3): 8' 2" x 8' 2" (2.5m x 2.5m)

SHOWER ROOM: Three piece suite comprising fully tiled built-in shower cubicle with mains shower unit, pedestal wash hand basin, low flush wc, part tiled walls, part panelled walls, ceramic tiled floor, pine tongue and groove ceiling, window.

## Outside

Pedestrian access to front. Vehicular access to the rear.

Rear garden with paved patio leading to raised lawn bordered by fencing and hedging.

Driveway leading to:

DETACHED GARAGE: Up and over door, power and light.

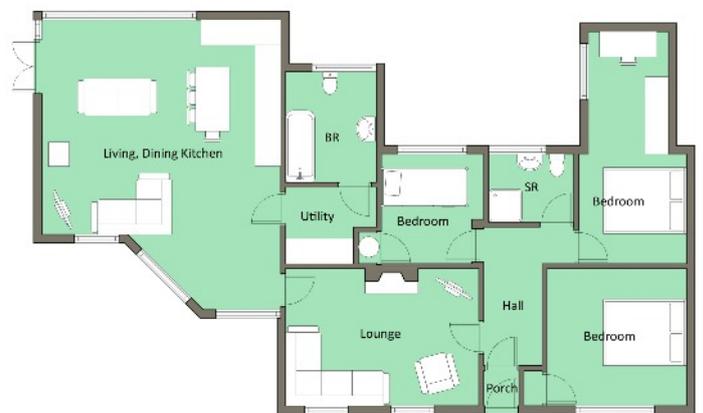
Oil fired boiler house. Outside tap.



Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Location:

Travelling south along Whitechurch Road; After the junction of Dunover Road, you will enter onto Broadway. Number 12 is on the right hand side.



North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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