



## APT, 69A MAIN STREET, BALLYWALTER, NEWTOWNARDS, BT22 2PJ

Located in the heart of Ballywalter Village this four bedroom turnkey duplex apartment, is easily accessible to the seafront, beeches, local amenities and main arterial routes to Bangor, Belfast and Newtownards.

The property offers, a luxury fitted kitchen with integrated appliances, four bedrooms, three of which have sea views at the rear of the property, family bathroom comprising of four piece white suite and open plan living/dining space. Additionally, the property benefits from sash windows and 'Sun Ray Smart' electric heating system.

Early viewing is recommended, so to not miss out on a beautiful turnkey property, in an ideal location!

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			

**£995 PER MONTH**

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## Key Features

- Stunning Four Bedroom First Floor Duplex Turnkey Apartment
- Luxury Fitted Kitchen With Range Of Integrated Appliances
- Family Bathroom Comprising Of Four Piece White Suite
- Walking Distance To The Seafront, Local Amenities And Main Arterial Routes
- 'Sun Ray ATC Smart' Electric Heating
- Open Plan Kitchen/Living/Dining
- Four Bedrooms, Three Of Which Have Sea Views
- Early Viewing Recommended, Available For Immediate Occupation





## Accommodation Comprises

### Ground Floor Entrance Hall

Tiled floor, electric cupboard.

### Apartment Entrance

### Stairs to 1st Floor Landing

### Living/Kitchen/Dining

Luxury fitted kitchen with range of high and low level, wood laminate work surfaces, single stainless steel sink with mixer tap, integrated 'Indesit' oven, 'Indesit' four ring hob, 'hotpoint' fridge/freezer, 'Hotpoint' washer/dryer, stainless steel extractor hood, breakfast bar. Living space with tiled floor, downlighters and sash windows with sea views to the rear.

### Bathroom

White suite comprising, feature free standing bath with mixer tap, walk in shower cubicle with 'redring pure' electric shower, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled floor, partially tiled walls, 'Fakro' velux style window.

### Bedroom 1 (Front)

Feature fireplace and sash windows.

### Bedroom 2 (Rear)

Sash windows with sea views

### Stairs to 2nd Floor Landing

### Bedroom 3 (Rear)

Sash windows with sea views.

### Bedroom 4 (Rear)

Sash windows with sea views.

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# APT, 69A MAIN STREET, BALLYWALTER, NEWTOWNARDS, BT22 2PJ

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 Andrew on 0289 0471515.

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. 17960588**

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.