

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**FLAT 2 ROCKDENE, 6 SPRINGVALE
ROAD, BALLYWALTER,**

OFFERS AROUND £199,950



This beautiful apartment is situated close to the village of Ballywalter and its historic harbour.

With private access to the sandy beach The Long Strand offers safe bathing and is an ideal base for watersports.

The apartment offers two generous double bedrooms, a bathroom with built in vanity and an excellent spacious living/dining and kitchen area with french doors to a balcony and large picture window to take advantage of the outstanding views.

With the added advantage of basement storage and a large garage early viewing is highly recommended.



Key Features

- Frontline Apartment With Stunning Sea Views
- Direct Access To Sandy Beach
- Views To Historic Ballywalter Harbour
- Close To Tennis Courts And Park
- Open Plan Kitchen/Living/Dining With Picture Window To Coastline
- Excellent Basement Storage And Garage
- Private off Street Parking



Accommodation

Comprises:

Entrance Hall

Built in storage.

Kitchen / Living / Dining Area

20'3" x 22'7"

Range of high and low level units with laminate work surfaces, built in drainer stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, space for fridge freezer, four ring electric hob, integrated oven and extractor fan, partly tiled walls and part tiled floor.

Bedroom 1

10'2" x 14'0"

Bedroom 2

8'10" x 10'9"

Bathroom

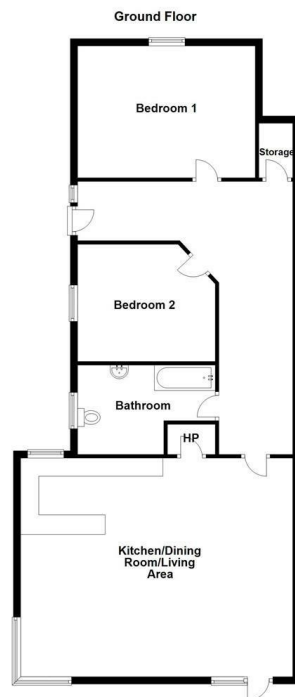
White suite comprising panelled bath with mixer taps, wall mounted overhead shower with glazed shower screen, vanity unit with mixer tap, low flush wc, extractor fan and partially tiled walls.

Garage

Outside

Communal brick paviour area, parking area, gate with direct beach access.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanIt3D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(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	

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.

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