



52 High Street Ballyhalbert, Newtownards, BT22 1BL

"Charming terraced cottage in need of complete renovation and modernisation."

This is a lovely historic cottage with lounge, including a cast iron stove (back boiler) & exposed stone walling. A ground floor rear extension provides a galley style kitchen, a rear hallway and a ground floor bathroom. Open tread stairs in the lounge lead to single first floor bedroom. To the rear is a generous garden with countryside views beyond and the beach is just a short walk from your front door.

This property has loads of potential. The rear extension is currently in need of a new felt roof but the owner has held off on doing this as a new buyer may wish to extend the first floor over this area to add an additional bedroom and/or bathroom (subject to relevant consents). With two bedrooms and modernised to a high standard similar properties have achieved in excess of £120,000 recently.

CASH BUYERS ONLY

Offers Around £69,950

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- Terraced cottage a stones throw from the beach
- Kitchen
- uPVC double glazing
- Please see our website for full details
- In need of complete modernisation
- Ground floor bathroom
- Garden to rear in lawn with open aspect beyond
- Lounge with cast iron stove
- One first floor bedroom
- Ground floor extension - May be suitable for additional bedroom above

Entrance

Lounge

18'5x12'8 (5.61mx3.86m)

Kitchen

12x7'3 (3.66mx2.21m)

Rear hallway

7'3x2'10 (2.21mx0.86m)

Bathroom

7'3x5'2 (2.21mx1.57m)

1st Floor

Bedroom 1

12'6x11 (3.81mx3.35m)

Outside

Tenure

Property misdescriptions



Directions



Floor Plan



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