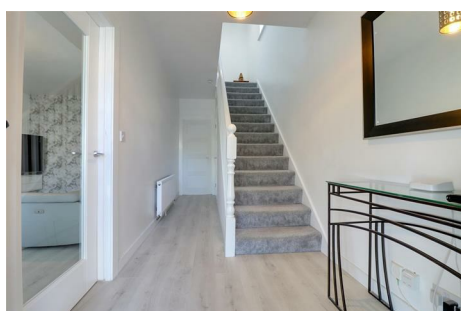




1 Oak Avenue

Ballyhalbert, Newtownards, BT22 1TB

This semi detached home is an absolute credit to its present owners who have done a fantastic job of bringing it right up to date and creating a home which is "walk in ready" - an ideal first time buy or fresh start.

The property already benefitted from a rear conservatory but everything has been refreshed with the modern kitchen/diner being of particular note. Colour schemes are neutral and fresh. It offers 3 first floor bedrooms, including a master with en-suite shower room, a family bathroom, a ground floor WC and a spacious lounge, with cast iron stove. It benefits from wood framed double glazing and oil fired central heating.

Externally there is a really useful detached garage, with utility area & oil fired boiler, a gravel driveway, with ample parking, and gardens in lawn to front & rear with paved patio and deck areas.

All in all a fabulous home that needs to be viewed internally to be fully appreciated.

Offers Around £165,000

1 Oak Avenue

Ballyhalbert, Newtownards, BT22 1TB



- Beautifully modernised semi detached home
- 3 bedrooms - master en-suite
- Spacious lounge with multi fuel stove
- Modern kitchen/diner with generous range of units & breakfast bar
- Conservatory
- Family bathroom + Ground floor WC
- Detached garage with pebbled driveway
- Wood framed double glazing - Oil fired central heating
- Gardens to front & rear in lawn with paved patio & deck area
- Please see our website for full details.

Entrance

Hallway

18'9x6'4 (5.72mx1.93m)

Lounge

11'6x18'9 (3.51mx5.72m)

Kitchen/Diner

18'3x10'3 (5.56mx3.12m)

Conservatory

7'7x11'7 (2.31mx3.53m)

WC

2'10x6'7 (0.86mx2.01m)

First Floor Landing

Bathroom

7'9x6'7 (2.36mx2.01m)

Bedroom 1

11'3x13 (3.43mx3.96m)

En-Suite

8'5x3 (2.57mx0.91m)

Bedroom 2

12'8x11'2 (3.86mx3.40m)

Bedroom 3

6'8x7'9 (2.03mx2.36m)

Garage

18'1x11'2 (5.51mx3.40m)

Outside

Tenure

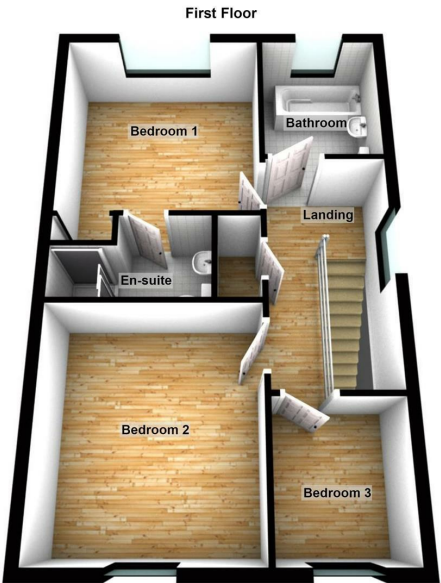
Property misdescriptions



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
Northern Ireland		EU Directive 2002/91/EC	