



45 High Street

Ballyhalbert, Newtownards, BT22 1BL

Located just a stones throw from the beach, this terraced cottage has undergone complete modernisation over the past 10 or so years and is now "walk in ready" for a new owner. It offers two first floor bedrooms and, with a fixed staircase to the second floor, there is potential for a walk in dressing room/wardrobe and storage room with easy access keeping bedroom furniture requirements to a minimum.

The ground floor is a pleasant surprise with an "L-shaped" lounge, incorporating a cast iron, multi fuel stove, plus a rear extension providing a modern kitchen with breakfast bar, a utility room and a modern shower room. Probably the biggest surprise of all is the generous garden to the rear, which is laid in lawn and benefits from 2 paved patio areas - a lovely place to wile away the hours and catch a few rays.

The property benefits from uPVC double glazing and, in addition to the multi fuel stove, modern, oil filled, digital, electric radiators.

Whether as a first home, a holiday home or a buy to let, this property offers so much to so many people and internal viewing is strongly recommended to fully appreciate it.

Offers Around £135,000

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- Beautifully modernised mid terraced cottage style home
- Modern kitchen/diner with breakfast bar
- uPVC double glazing
- Please see our website for full details.
- 2 bedrooms
- Modern ground floor shower room
- Generous garden to the rear
- Lounge with multi fuel stove
- Attic room with fixed staircase (ideal dressing/storage room)
- Just a stones throw from the beach

Entrance

Entrance hall

Lounge

20'1x13'6 (6.12mx4.11m)

Kitchen/diner

12'6x9'8 (3.81mx2.95m)

Utility room

7'5x4'2 (2.26mx1.27m)

Bathroom

7'9x7'5 (2.36mx2.26m)

Landing

20x4'10 (6.10mx1.47m)

Bedroom 1

10'11x8'3 (3.33mx2.51m)

Bedroom 2

8'9x8'3 (2.67mx2.51m)

Attic room

13'8x11'7 (4.17mx3.53m)

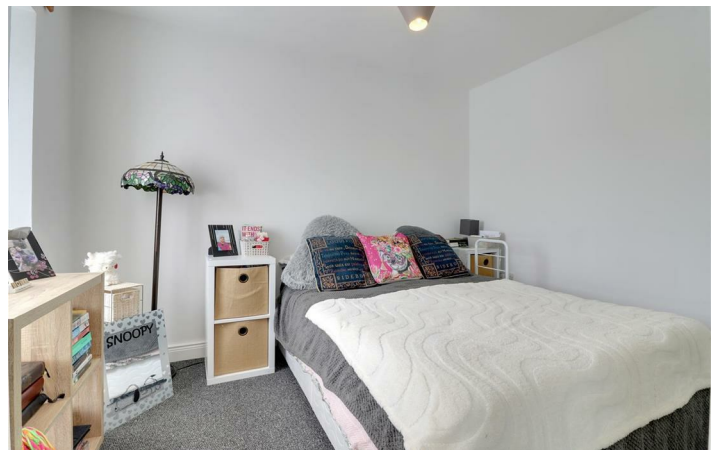
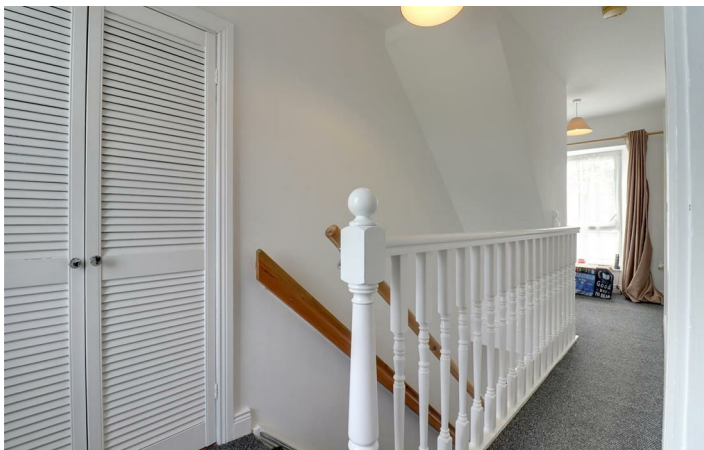
Outside

Tenure

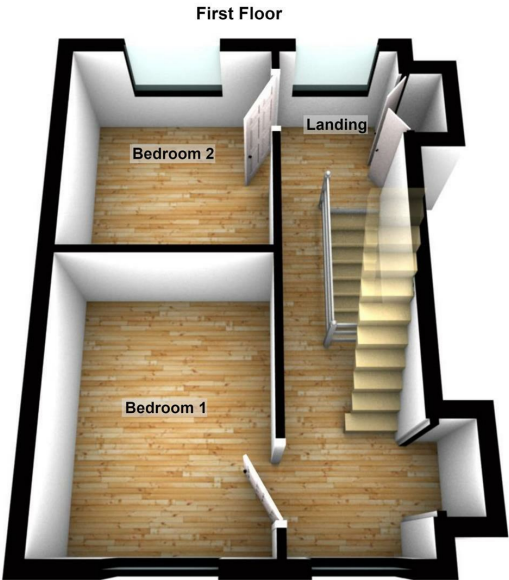
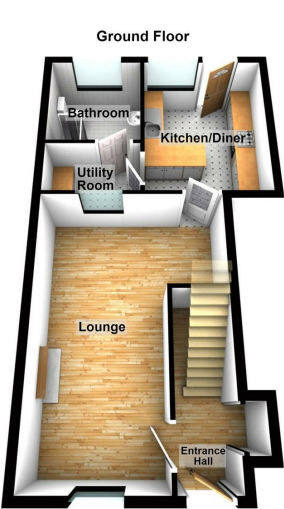
Property misdescriptions



Directions



Floor Plan



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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		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	