Grant Estate Agents
Your Local Property Experts

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 £129,950

45 High Street

Ballyhalbert, Newtownards, BT22 1BL

2 1 1 F

- 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

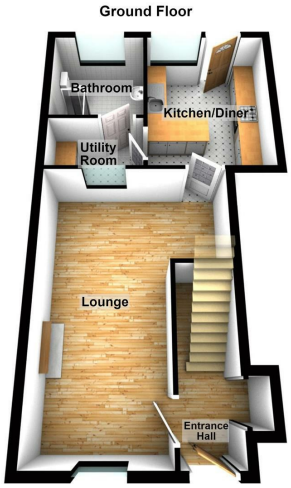
Tenure

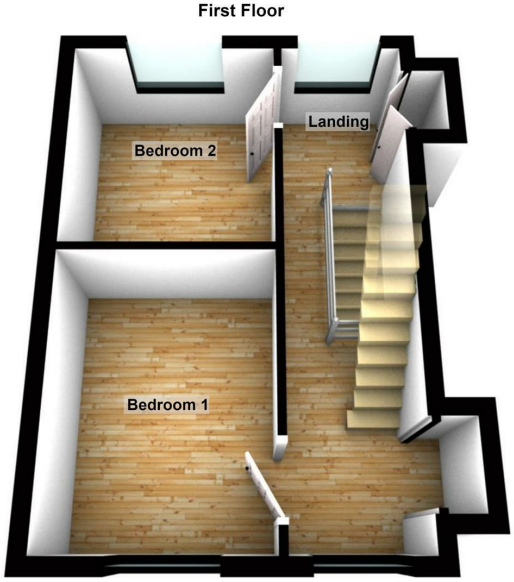
Property misdescriptions

Directions

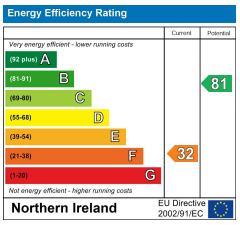
SNOOPY

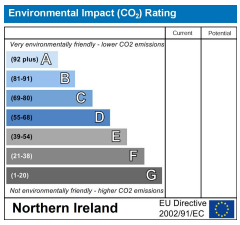
Floor Plan





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.





61 High Street, Newtownards, Co Down, BT23 7HS
Tel: 028 91 828 100 Email: info@grantestateagents.co.uk https://www.grantestateagents.co.uk/