



## 11 St. Andrews Avenue Ballyhalbert, Newtownards, BT22 1FX

Located in the ever popular St Andrews development by Boland Reilly, this "Dunloughan" style 3 bedroom semi detached home benefits from an integral garage and utility room, making it even more practical than the traditional semi of its type.

The property has been very nicely maintained and presented, with recent upgrades including a new kitchen, whilst the garage has been sub-divided to include a home gym area. It offers 3 well proportioned bedrooms, including a master with luxury en-suite shower room, and a family bathroom, whilst the ground floor offers a spacious lounge, with feature fireplace & bay window, a charming kitchen with dining area and a very useful utility room. It benefits from uPVC double glazing and oil fired central heating whilst, externally, there are generous gardens to front & rear in lawn with paved patio and brick paved driveway. It is "walk in ready" for its new owner.

The beautiful Ballyhalbert beach is just a short walk away and Glastry college & Victoria Primary are well regarded local schools whilst Newtownards is about 13 miles away by car. A fine first home, a first step up the property ladder or an enviable holiday home the choice is yours. Internal viewing is highly recommended.

**Offers Around £175,000**

# 11 St. Andrews Avenue

Ballyhalbert, Newtownards, BT22 1FX



- Modern semi detached home
- Spacious kitchen/diner plus separate utility room
- uPVC double glazing
- A short walk to the beautiful Ballyhalbert beach
- 3 bedrooms - master with luxury en-suite shower room
- Integral garage (currently divided with Gym area) with brick paved driveway
- Oil fired central heating
- Lounge with feature fireplace
- Family bathroom
- Spacious gardens to front & rear in lawn

## Entrance

### Entrance hall

16'8x6'10 (5.08mx2.08m)

### Lounge

17'11x11'5 (5.46mx3.48m)

### Kitchen/diner

18'7x13 (5.66mx3.96m)

### Utility room

9'2x8 (2.79mx2.44m)

### WC

6'6x2'10 (1.98mx0.86m)

### Landing

## Bathroom

6'9x6'9 (2.06mx2.06m)

### Bedroom 1

14'10x12 (4.52mx3.66m)

### Ensuite shower room

7'1x6'11 (2.16mx2.11m)

### Bedroom 2

10'5x10'3 (3.18mx3.12m)

### Bedroom 3

10'5x8'2

### Integral garage

21x10 (6.40mx3.05m)

### Outside

## Tenure

### Property misdescriptions

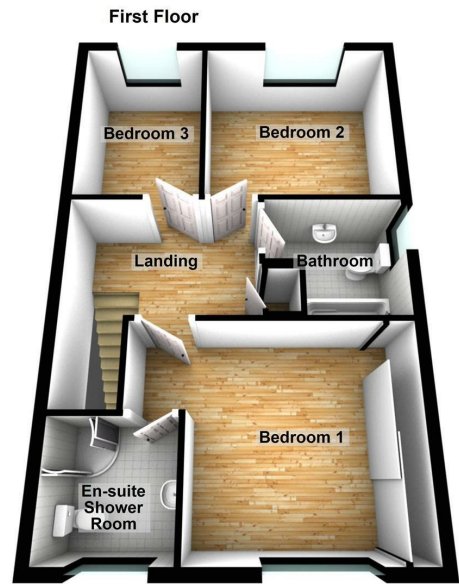
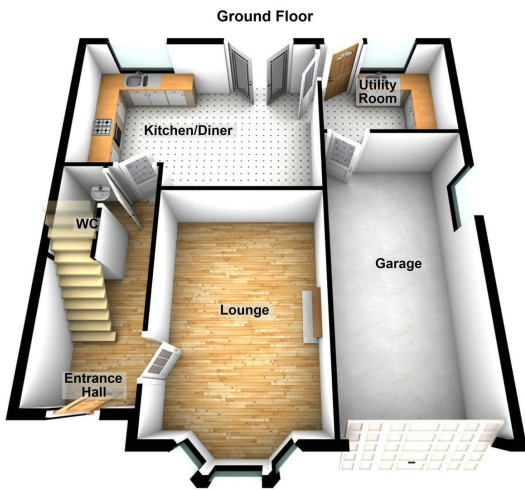


## Directions

Travelling into Ballyhalbert from Ballywalter along the coast road turn right into the St Andrews Development. At the "T" junction turn right and number 11 is in front of you.



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	73	74	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	