



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

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

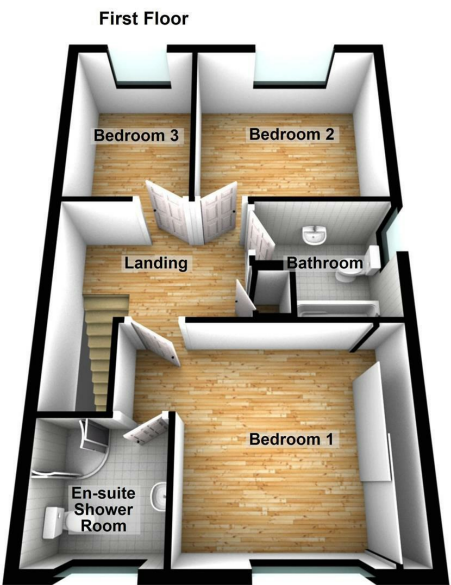
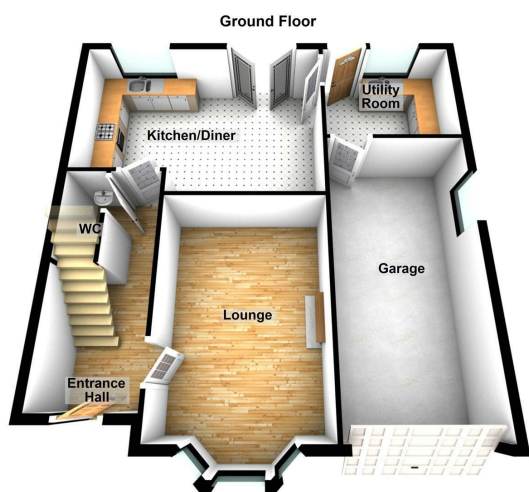


Directions

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 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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	