



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

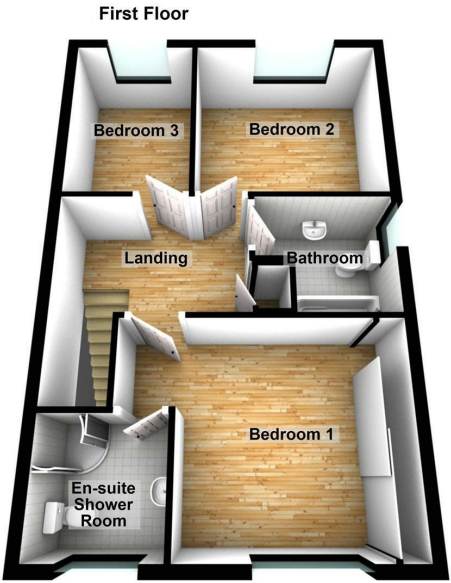
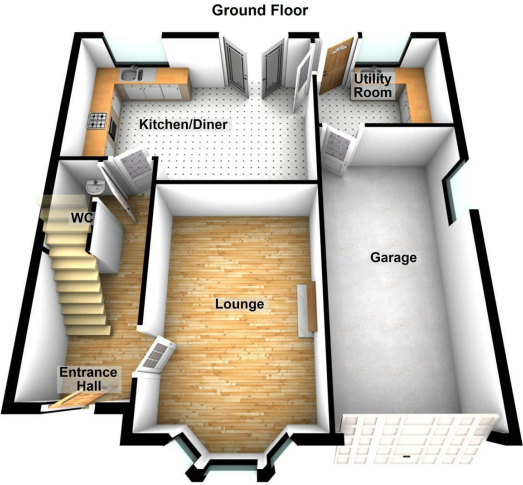


Directions

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



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