

8 St. Andrews Point Ballyhalbert, Newtownards, BT22 1SR

Located just a short distance from the beach, this modern detached chalet style home was built within the last 10 years and retains much of that new home feeling with some nice upgrades. Accommodation is versatile and currently utilised as 4 bedrooms, with two on the ground floor benefitting from a "Jack & Jill" en-suite wet room, and two on the first floor with a family bathroom. All bedrooms are extremely well proportioned by modern standards. The lounge benefits from a modern multi fuel stove with granite hearth and the kitchen/diner is finished to a lovely modern standard with gloss units and quartz worktops with matching upstands and a quality range of integrated appliances. There are oak doors throughout the home and the uPVC double glazed windows, doors & fascia carry over the "oak" theme. With some attractive flooring choices from wood laminate to luxury tiling this home is practically walk in ready. Externally the gardens are immaculate and boast lawns, a paved patio, landscaped walling, pebbled and brick paved driveway and a matching detached garage. The property benefits from oil fired central heating. All in all this is a lot of home for the money. Add in the coastal location and this is the stuff of property dreams. Internal viewing is highly recommended.

Offers Around £215,000

8 St. Andrews Point

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- Very nicely presented, modern, detached, chalet style home
- Lounge with feature multi fuel stove
- uPVC double glazing & fascia - Oil fired central heating
- Just a short walk to the beach
- 4 double bedrooms
- Kitchen/diner with quartz worktops.
- Detached garage with laminate wood flooring
- 2 bedroom on ground floor with "Jack & Jill" wetroom.
- First floor bathroom
- Landscaped gardens front & rear with pebbled driveway

Entrance

Entrance hall

23'2x7'10 (7.06mx2.39m)

Lounge

17'5x11'10 (5.31mx3.61m)

Kitchen/diner

15'10x11'5 (4.83mx3.48m)

Bedroom 1

14'2x10'5 (4.32mx3.18m)

"Jack & Jill" wet room

9'10x5'9 (3.00mx1.75m)

Bedroom 2

12'1x11'1 (3.68mx3.38m)

Landing

Bathroom

8'3x6'2 (2.51mx1.88m)

Bedroom 3

16'5x14'4 (5.00mx4.37m)

Bedroom 4

11'9x9'11 (3.58mx3.02m)

Garage

19'7x9'9 (5.97mx2.97m)

Outside

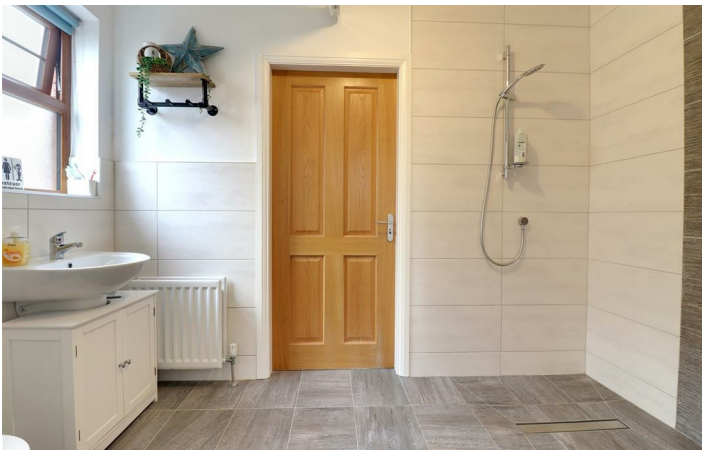
Tenure

Property misdescriptions

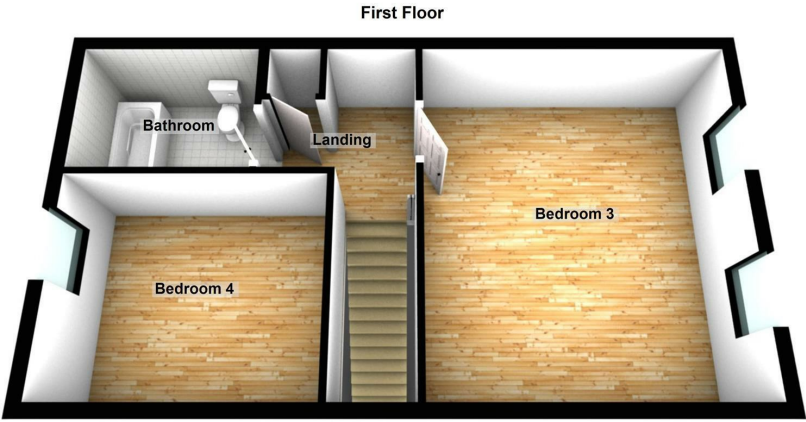
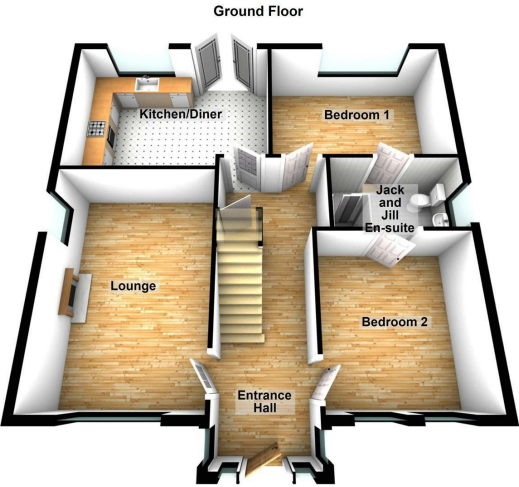


Directions

Travelling into Ballyhalbert from Ballywalter, along the coast road, turn right into the St Andrews Development. St Andrews Point is the very first cul de sac on the right and number 8 is on the left towards the end.



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