

## 46 St. Andrews Drive Ballyhalbert, Newtownards, BT22 1TL

Another exceptional Boland Reilly built home, and probably the biggest in the development at approx. 1,800 sq.ft. The property is beautifully presented throughout and is walk in ready for the lucky future owner.

Accommodation is versatile and flexible but is currently utilised as 4 spacious first floor bedrooms, including a master with en-suite shower room, and an open landing with reading area (potential to add an additional bedroom here if required) and family bathroom. The ground floor centres around a luxury kitchen/diner with central island & separate utility room, a spacious lounge, a 5th bedroom (or formal dining room) and a ground floor WC. Additionally the property benefits from an integral garage and brick paved parking to the front.

The rear garden is "south facing", that most desirable of features, and has been tastefully landscaped to make the most of the sun, a lovely space for family or entertaining. This home is not just a place to live; it is a sanctuary where you can create lasting memories. If you are seeking a spacious and well-appointed family home in a lovely location, and just a short distance from the beach, then this property is certainly worth considering and should be viewed to be fully appreciated.

**Offers Around £279,950**

# 46 St. Andrews Drive

Ballyhalbert, Newtownards, BT22 1TL



- Stunning & spacious detached home
- Beautifully presented throughout including oak internal doors
- Currently 5 bedrooms - master en-suite
- Lounge with patio doors to rear garden
- Beautiful kitchen/diner with central island
- Integral garage (EV charging point) + Utility room
- Family bathroom + Ground floor WC
- uPVC double glazing - Oil fired central heating
- Landscaped gardens to front & south facing to rear with lawn and paved patio
- A short distance from the beach & convenient to Glastry & Victoria Schools

## Entrance

### Entrance hall

20'6x6'9 (6.25mx2.06m)

### Lounge

23'10x10'8 (7.26mx3.25m)

### Kitchen/diner

16'8x14'9 (5.08mx4.50m)

### Utility room

10'8x4'1 (3.25mx1.24m)

### WC

6'3x2'10 (1.91mx0.86m)

### Bedroom 5

9'6x8'7 (2.90mx2.62m)

## Landing

### Bathroom

9'2x5'8 (2.79mx1.73m)

### Bedroom 1

17'6x10'8 (5.33mx3.25m)

### En-suite shower room

10'8x5'10 (3.25mx1.78m)

### Bedroom 2

13'10x12'11 (4.22mx3.94m)

### Bedroom 3

10'9x10'6 (3.28mx3.20m)

### Bedroom 4

13x7'3 (3.96mx2.21m)

## Garage

18'6x10 (5.64mx3.05m)

## Outside

## Directions

## Tenure

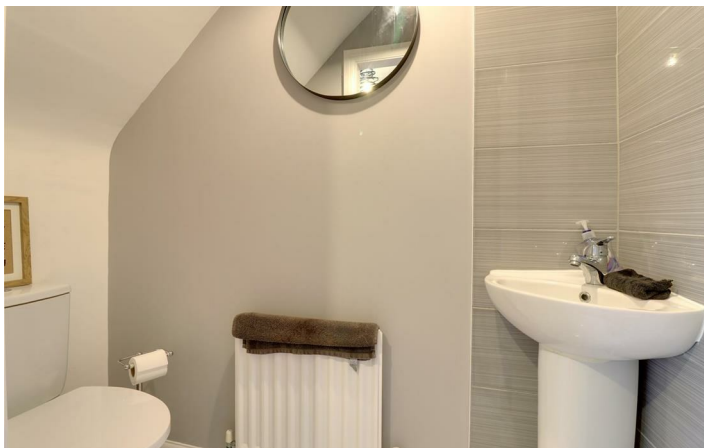
## Property misdescriptions



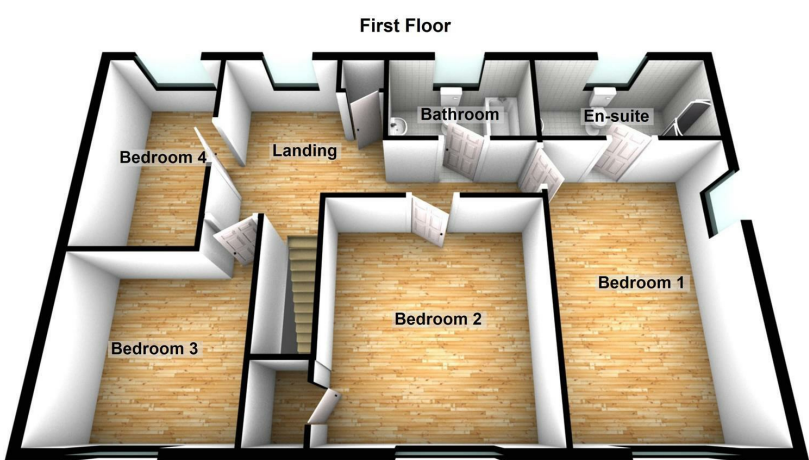
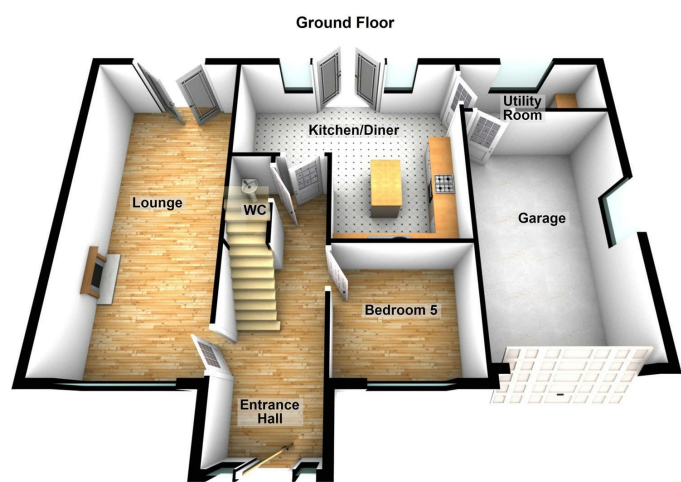
## Directions

Travelling towards Ballyhalbert from Ballywalter turn right into the St Andrews development. At the T junction turn right then right again at the next T junction. Finally turn right into the cul de sac and number 46 is directly ahead.





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