



## 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

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

## Entrance

### Entrance hall

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

## Landing

### Bathroom

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

## Garage

18'6x10 (5.64mx3.05m)

### Lounge

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

### Bedroom 1

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

## Outside

### Kitchen/diner

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

### En-suite shower room

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

## Directions

### Utility room

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

### Bedroom 2

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

## Tenure

### WC

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

### Bedroom 3

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

## Property misdescriptions

### Bedroom 5

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

### Bedroom 4

13x7'3 (3.96mx2.21m)

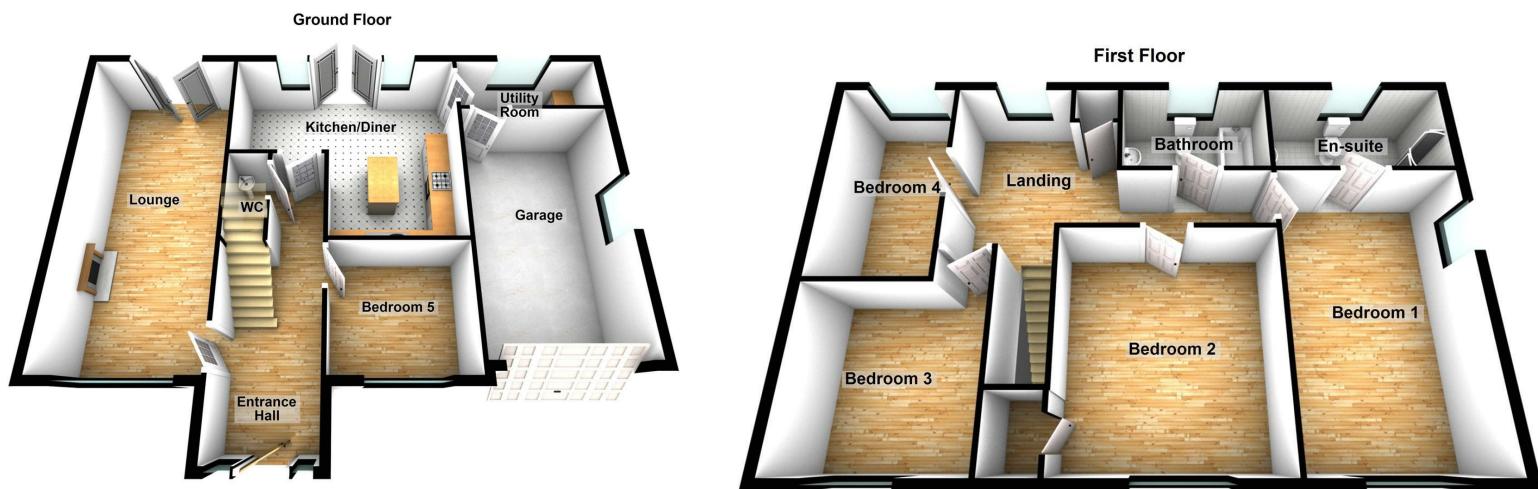


## Directions

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                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  | 76                      | 76        |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| <b>Northern Ireland</b>                                    | EU Directive 2002/91/EC |           |

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