



52 High Street Ballyhalbert, Newtownards, BT22 1BL

"Charming terraced cottage in need of complete renovation and modernisation."

This is a lovely historic cottage with lounge, including a cast iron stove (back boiler) & exposed stone walling. A ground floor rear extension provides a galley style kitchen, a rear hallway and a ground floor bathroom. Open tread stairs in the lounge lead to single first floor bedroom. To the rear is a generous garden with countryside views beyond and the beach is just a short walk from your front door.

This property has loads of potential. The rear extension is currently in need of a new felt roof but the owner has held off on doing this as a new buyer may wish to extend the first floor over this area to add an additional bedroom and/or bathroom (subject to relevant consents). With two bedrooms and modernised to a high standard similar properties have achieved in excess of £120,000 recently.

CASH BUYERS ONLY

Offers Around £69,950

52 High Street

Ballyhalbert, Newtownards, BT22 1BL



- Terraced cottage a stones throw from the beach
- Kitchen
- uPVC double glazing
- Please see our website for full details
- In need of complete modernisation
- Ground floor bathroom
- Garden to rear in lawn with open aspect beyond
- Lounge with cast iron stove
- One first floor bedroom
- Ground floor extension - May be suitable for additional bedroom above

Entrance

Tenure

Lounge

18'5x12'8 (5.61mx3.86m)

Property misdescriptions

Kitchen

12x7'3 (3.66mx2.21m)

Rear hallway

7'3x2'10 (2.21mx0.86m)

Bathroom

7'3x5'2 (2.21mx1.57m)

1st Floor

Bedroom 1

12'6x11 (3.81mx3.35m)

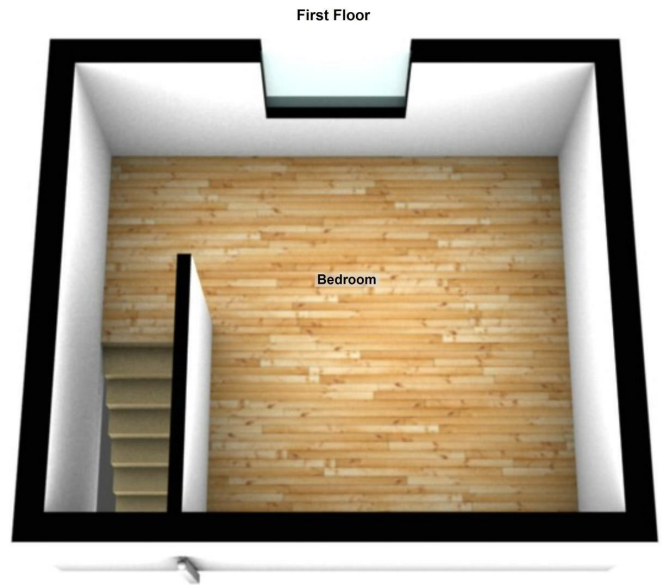
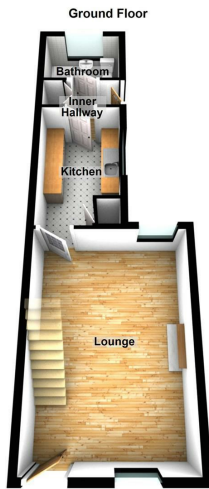
Outside



Directions



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	