



## 4 Burr Point Cove , Ballyhalbert, BT22 1SU

Set on the Irish Sea coastline of the Ards Peninsula, with outstanding sea and beach views, this modern detached chalet style bungalow has the "wow" factor both inside and out. Completed in 2018, the property centres around an open plan kitchen/living/dining room which makes the most of the sea views and coastal location. It boasts a charming "Shaker style" kitchen with central island, an exposed brick wall with feature cast iron stove and a practical dining area. In addition there are two double bedrooms on the first floor with a family bathroom, incorporating both a freestanding bath & separate shower, plus an additional reception room or bedroom on the ground floor and a fully tiled shower room. The current owners also utilise the spacious landing as a home office. The property benefits from uPVC double glazing & fascia and oil fired central heating system. Outside space is manageable with a pleasant lawned garden to the front, allowing you to fully take in the sea views, a paved patio to the rear and a tarmac driveway with parking for 2 cars. This property would make an ideal holiday home or permanent home and internal viewing is essential to fully appreciate all that is on offer.

**Offers Around £225,000**

## 4 Burr Point Cove , Ballyhalbert, BT22 1SU



- Modern detached chalet bungalow
- Outstanding coastal location with direct sea views
- Beautifully presented home
- 2 double bedrooms on 1st floor plus 3rd bedroom/sitting room on ground floor
- Open plan kitchen/living/dining room with sea views
- Shaker style kitchen with central island
- Ground floor shower room - 1st floor bathroom
- Gardens to front & rear in lawn with paved patio
- Tarmac driveway to rear
- uPVC double glazing & fascia - Oil fired central heating

### Entrance (Rear)

### Entrance hall

### Kitchen/living/dining room

25'5x17'7 (7.75mx5.36m)

### Sitting room/Bedroom 3

13'10x9'9 (4.22mx2.97m)

### Shower room

8'5x5'9 (2.57mx1.75m)

### Landing

### Bathroom

10'5x8'5 (3.18mx2.57m)

### Bedroom 1

14x13'10 (4.27mx4.22m)

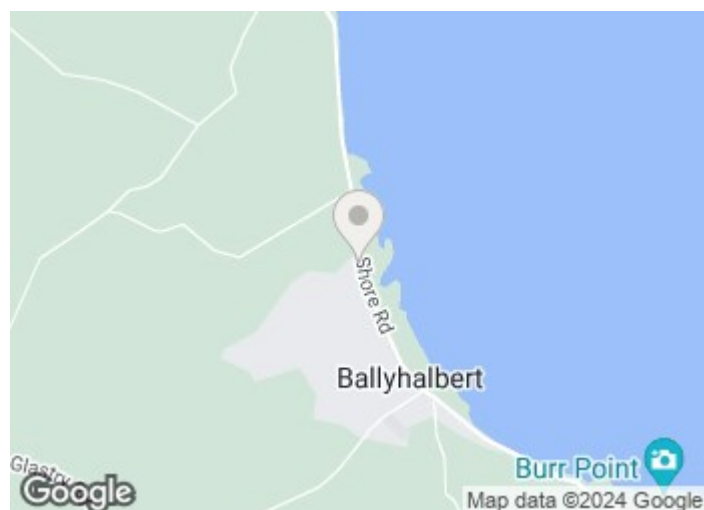
### Bedroom 2

13'10x13'5 (4.22mx4.09m)

### Outside

### Tenure

### Property misdescriptions



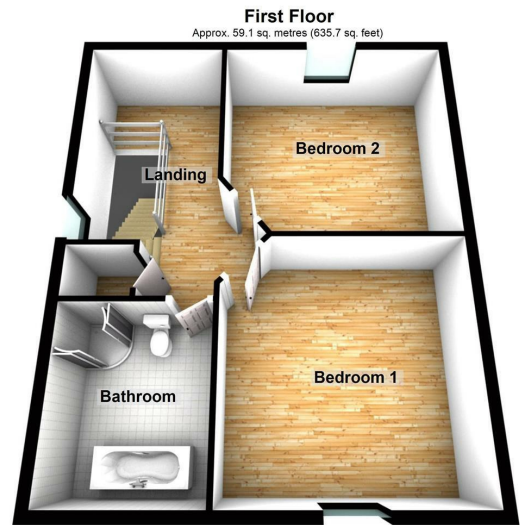
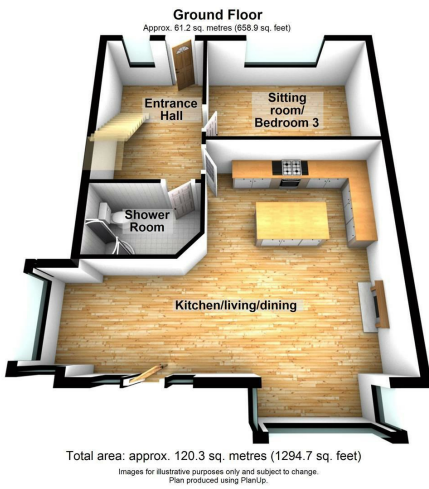
### Directions

Travelling from Ballywalter to Ballyhalbert along the coast road, Burr Point is located just on the right as you approach Ballyhalbert and number 4 is the first property at the front.





# 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 <sub>2</sub> ) Rating		Current	Potential
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		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	