



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

When Burr Point Cove was designed and built it was unique in the area with its modern designs created to make the most of the coastal setting and sea views. This particular home is now finished to an even higher standard than original and simply must be viewed internally to fully appreciate the property, the extent of the accommodation and the views to both front & rear.

Arranged over 3 floors and at over 1,400 sq.ft. this is a home full of surprises. The main living area is open plan and located on the first floor to make the most of those fabulous views and comes with a central island, stylish kitchen, Belfast sink, cast iron stove and beautiful finishing touches. This is an amazing place to live and entertain. There are two double bedrooms and a luxury bathroom on the 2nd floor, including a generous master with "reading nook" and sea views, and a further two bedrooms and luxury shower room on the ground floor with additional utility area. Due to it's layout it could easily accomodate an elderly relative on the ground floor if required. Externally there are low maintenance "artificial lawns" a tarmac driveway and a paved patio to the rear. The location is amazing, directly across the road from the sea and the beautiful unspoilt beach, and the property itself is pure luxury. A permanent home, a holiday home, an Air B&B, this home will meet many needs.

**Offers Around £225,000**

# 9 Burr Point Cove

, Ballyhalbert, BT22 1SU



- Outstanding, modern 3 storey, semi detached home with prime sea views
- Lounge with "Juliet" balcony and beautiful sea views
- Ground floor utility room
- Amazing coastal location.
- 4 double bedrooms
- Kitchen/diner with countryside views to rear
- uPVC double glazing & fascia - Oil fired central heating
- 1st floor open plan luxury kitchen/living/dining room with multi fuel stove
- Luxury ground floor and 2nd floor bathrooms
- Tarmac driveway plus enclosed yard to rear with storage shed

## Entrance

### Entrance hall

20'8x6'8 (6.30mx2.03m)

## First floor

### Open plan lounge/kitchen/diner

27'9x16'11 (8.46mx5.16m)

## Second Floor

### Bathroom

10x6'7 (3.05mx2.01m)

### Bedroom 1

16'10x13'9 (5.13mx4.19m)

### Bedroom 2

13'9x9'10 (4.19mx3.00m)

## Ground floor

### Shower room

9'10x5'6 (3.00mx1.68m)

### Bedroom 3

11'4x10'1 (3.45mx3.07m)

### Bedroom 4/Sitting room

11'7x9'10 (3.53mx3.00m)

### Utility room

6'11x5'3 (2.11mx1.60m)

## 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 9 one of the 3 storey semi detached homes at the back.



# 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 | (92 plus) <b>A</b> | 86                      | 86  | Very environmentally friendly - lower CO <sub>2</sub> emissions | (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 |           |