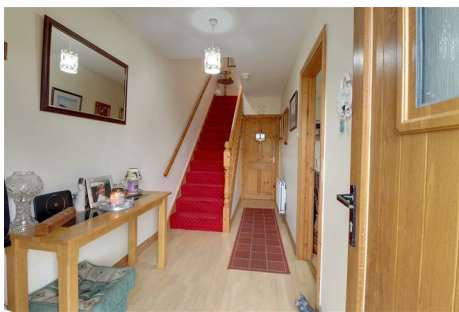


Your Local Property Experts



## 18 The Moatlands

Ballyhalbert, Newtownards, BT22 1TH

"A highly affordable home which offers many added extras..."

This semi detached home is one of the bigger semi detached house types in the Moatlands and includes the larger kitchen/diner and an ensuite shower room. It offers 3 well proportioned bedrooms, including a master with ensuite, a family bathroom, a spacious lounge with real fire, a practical kitchen/diner and a useful conservatory to the rear with access to both the enclosed rear garden and the driveway. In addition it benefits from a large garage that has been divided into storage area to the front, central utility room and useful rear office/study. It benefits from uPVC double glazing in oak effect frames and oil fired central heating. Externally there are gardens to both front and rear, with pleasant "boat" garden feature, a tarmac driveway and parking area, a paved patio and a lovely countryside aspect to the rear. The beach is just a short walk away as is the local primary school and Glastery college.

With practical laminate wood flooring, solid pine internal doors, a cast iron fireplace and a pleasant spindle stair case this would make an excellent first home, fresh start or buy to let.

**Offers Around £129,950**

# 18 The Moatlands

Ballyhalbert, Newtownards, BT22 1TH



- Semi detached home
- Kitchen with dining/sitting area
- Oak effect uPVC double glazing
- Gardens to front & rear with countryside aspect to rear
- 3 bedrooms - master with ensuite shower room
- Conservatory
- Oil fired central heating
- Lounge with feature fireplace
- Family bathroom
- Detached garage divided into garage/utility area & home office

## Entrance

## Entrance hall

## Lounge

17'8x11'8 (5.38mx3.56m)

## Kitchen/diner

17'11x12'9 (5.46mx3.89m)

## Conservatory

8'7x7'1 (2.62mx2.16m)

## Landing

## Bathroom

7'8x6'3 (2.34mx1.91m)

## Bedroom 1

11'4x11'2 (3.45mx3.40m)

## Ensuite shower room

8'4x5'4 (2.54mx1.63m)

## Bedroom 2

12'4x8'10 (3.76mx2.69m)

## Bedroom 3

8'10x8'9 (2.69mx2.67m)

## Garage/Office/Utility

30'4x9'9 (9.25mx2.97m)

## Outside

## Tenure

## Property misdescriptions

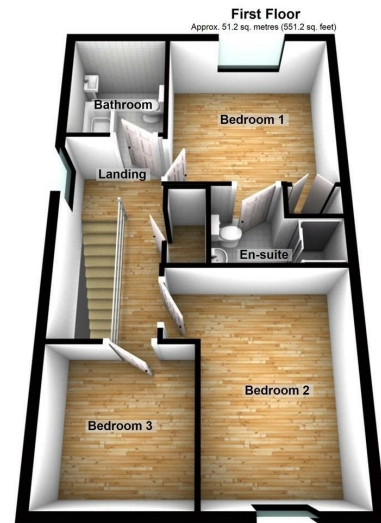
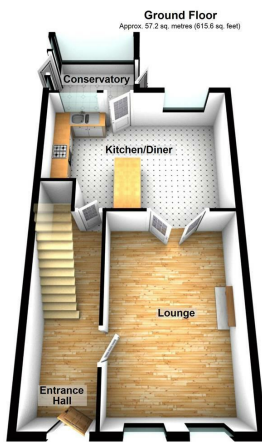


## Directions

Travelling inland from Ballyhalbert towards Glastry turn right into The Moatlands development and number 18 is located around the first bend.



# 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>			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			
<b>Northern Ireland</b>		63	66	<b>Northern Ireland</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		