

3 Harbour Road , Ballyhalbert, BT22 1BW

A permanent home, a holiday home or a B&B - this enviable cottage has been modernised to an exacting standard yet retains much of its original charm and, with the beach and sea just directly across the road, where else would you rather be?

The current owners have done an amazing job refreshing this beautiful home and have added some real luxury touches. Windows have been upgraded as have the roof, the central heating system, the kitchen, the bathroom, the flooring - it's almost a new house set within this charming cottage!

As you enter the property you'll notice the staircase to the first floor with its oak, spindle handrail and the quality wood flooring to the lounge. You'll also notice the oak internal doors and the high standard of presentation throughout. The ground floor provides a lounge, a kitchen, a bathroom and two bedrooms whilst the first floor is set aside for an additional bedroom or sitting room and making full use of those beautiful sea views with a large picture window. But there's more... Step out of the kitchen and you'll find a beautiful garden in lawn with fruit trees and a brick paved patio with summer house.

This is a unique opportunity and internal viewing is essential to fully appreciate this charming home.

Offers Around £149,950

3 Harbour Road

, Ballyhalbert, BT22 1BW



- Coastal property with excellent sea views & access
- Beautifully modernised throughout
- 3 bedrooms
- Lounge with feature wood burning stove
- Modern bathroom
- Modern fitted kitchen
- Newly fitted uPVC double glazing in black frames
- Sea views from all front facing rooms
- Garden to rear in lawn with paved patio & summer house
- Recently upgraded oil fired central heating

Entrance

Lounge

14'11x14 (4.55mx4.27m)

Kitchen

11'8x7'2 (3.56mx2.18m)

Bathroom

8'5x6'5 (2.57mx1.96m)

Bedroom 3

12'3x6'9 (3.73mx2.06m)

Bedroom 2

14'6x9'8 (4.42mx2.95m)

Upstairs

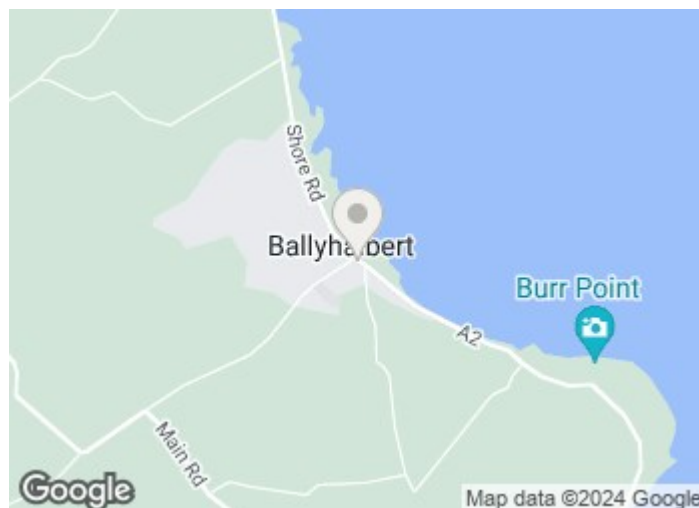
Bedroom 1/Sitting room

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

Outside

Tenure

Property misdescriptions

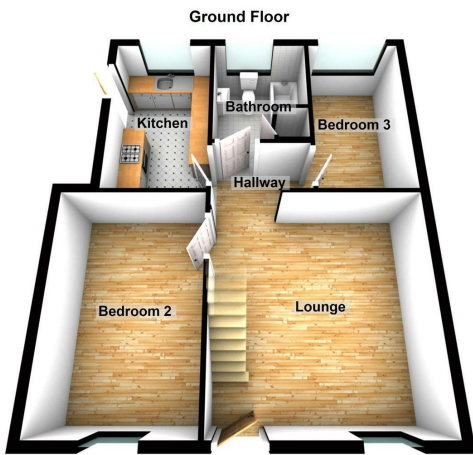


Directions

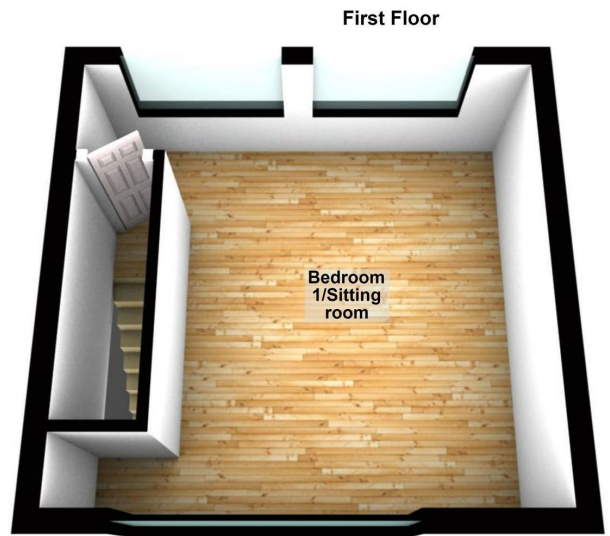
Located on the coast road just past the mini roundabout in Ballyhalbert, facing the shore.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.



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