

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**1 OAK AVENUE,
BALLYHALBERT,**

OFFERS AROUND £134,950

Located in Oak Avenue of Ballyhalbert, Newtownards, this semi-detached home boasts a spacious layout, perfect for comfortable living in a popular residential area.

As you step inside, you are greeted by a large living room, open plan kitchen and dining room and a conservatory which floods the home with natural light. This delightful property features three bedrooms, including a master bedroom with an ensuite shower room for added convenience. There is a family bathroom with a white suite with the addition of a downstairs w/c provides practicality for everyday living.

Externally, a detached garage offers ample storage space, while the enclosed rear garden offers space to socialise and relax. The large driveway has space for multiple vehicles. With oil fired central heating and double glazed windows.

Situated a short distance from the seafront, local amenities, and main arterial routes, this property offers both tranquillity and convenience.



Key Features

- Spacious Three Bedroom Semi-Detached Property A Short Distance From The Sea
- Open Plan Kitchen/Dining Room Leading Through To Conservatory
- Family Bathroom And Downstairs W/C
- Detached Garage, Stoned Driveway And Fully Enclosed Rear Garden
- Large Living Room With Electric Fireplace
- Three Bedrooms Master With Ensuite Shower Room
- Oil Fired Central Heating And Double Glazed Windows
- Early Viewing Recommended For A Lovely Family Home



Accommodation

Comprises:

Entrance Hall

Wood effect laminate flooring.

Downstairs W/C

White suite comprising vanity unit with mixer tap, storage and tile splashback, low flush w/c, extractor fan and wood laminate floor.

Living Room

11'5" x 18'9"

Electric fireplace with tiled hearth and wooden mantle.

Kitchen/Dining

18'2" x 10'3"

Range of high and low level, wood laminate work surfaces, inset single sink with mixer tap and drainer, integrated oven and hob, integrated extractor fan, larder cupboard, space for fridge/freezer, plumbed for dishwasher, part tiled walls, breakfast bar with storage, open through to conservatory, back door to enclosed rear garden.

Conservatory

7'6" x 11'6"

Space for dining, door through to enclosed rear garden.

First Floor

Landing

Hot press and storage, access to fully floored roofspace.

Bedroom 1

11'2" x 11'3"

Double bedroom.

Ensuite Shower Room

White suite comprising walk in shower with glass door, vanity unit with mixer tap and storage, tile splashback, low flush w/c, part tiled walls and extractor fan.

Bedroom 2

8'11" x 12'8"

Double bedroom with built in wardrobes.

Bedroom 3

8'9" x 7'9"

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush w/c, extractor fan, tiled walls.

Garage

10'7" x 17'7"

Roller door, power and light, plumbed for washing machine and tumble dryer.

Outside

Front - Stoned driveway with space for multiple vehicles, stoned beds with shrubs.

Rear - Fully enclosed, area in patio, area in lawn, raised beds with shrubs, outside tap and light, side gate for bin access, 3 metre extendable canopy from garage.



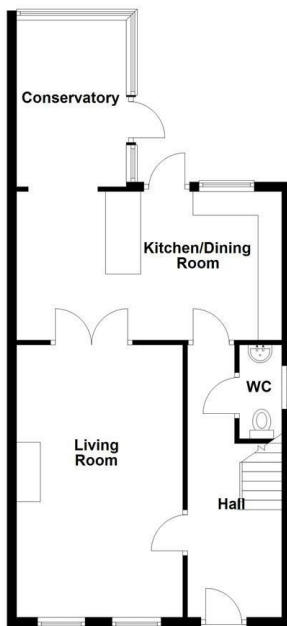




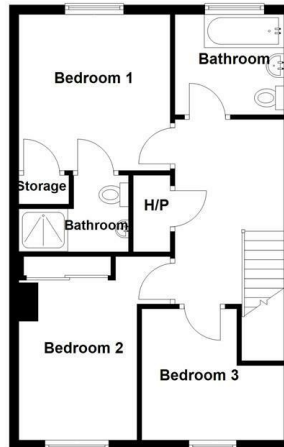




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanIt.ie

1 Oak Avenue, Ballinhalbert

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | 68 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark

