

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**41 LONGFIELD WAY,
BALLYHALBERT, BT22 1GL**

OFFERS AROUND £147,500



Nestled in the charming Longfield Way of Ballyhalbert, this delightful property offers a warm welcome to its future owners. Boasting a spacious layout with a reception room, three bedrooms, and three bathrooms.

As you step inside, you are greeted by a bright living room, ideal for relaxing or entertaining guests. The open plan kitchen and dining area provide a perfect space for culinary delights and family gatherings.

The master bedroom comes complete with an ensuite shower room, offering a touch of luxury and convenience. Additionally, a family bathroom and a downstairs w/c comprising of white suite.

Outside, the property features an enclosed rear garden. The tarmac driveway offers ample space for multiple vehicles and landscaped front garden.

The property has oil fired central heating, uPVC double glazed windows and three years remaining on the NHBC warranty.

Situated within walking distance of Ballyhalbert Village, the Seafrost, amenities, and main arterial routes, convenience is at your doorstep.

Don't miss the opportunity to make this modern semi-detached property your new home in this sought-after residential development.

Key Features

- Spacious Three Bedroom Semi-Detached Property In Popular Development
- Bright Living Room, Open Plan Kitchen/Dining Room
- Master Bedroom With Ensuite Shower Room
- Family Bathroom And Downstairs W/C Comprising Of White Suite
- Oil Fired Central Heating, uPVC Double Glazed Windows And Three years remaining on NHBC warranty
- Large Enclosed Rear Garden, Tarmac Driveway With Space For Multiple Vehicles
- Located Within Walking Distance Of The Sea Front And Ballyhalbert Village
- Early Viewing Recommended For A Beautiful Family Home.



Accommodation Comprises

Entrance Hall

Wood effect laminate flooring

Living Room

11'9" x 14'6"

Wood effect laminate flooring.

Cloakroom

White suit comprising pedestal wash hand basin with mixer tap, tile splashback, low flush wc, extractor fan and tiled flooring.

Kitchen / Dining

9'10" x 19'3"

Range of high and low level units, laminate effect work surface, 1 1/4 stainless steel sink with mixer tap and drainer, four ring electric hob, integrated oven, stainless steel extractor hood, space for fridge freezer, space for washing machine, built in storage, recessed spotlights, part tiled walls and tiled floor.

First Floor

Landing

Hot press with storage, slingsby ladder for loft access

Bedroom 1

11'5" x 12'6"

Double bedroom, built in storage, wood effect laminate floor

Bedroom 2

10'1" x 12'7"

Double bedroom, built in storage

Ensuite

White suite comprising walk in shower cubicle with sliding doors with wall mounted overhead shower, pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, part tiled walls, tiled floor and extractor fan

Bedroom 3

6'7" x 9'5"

Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower, pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, part panelled walls, tiled floor and extractor fan

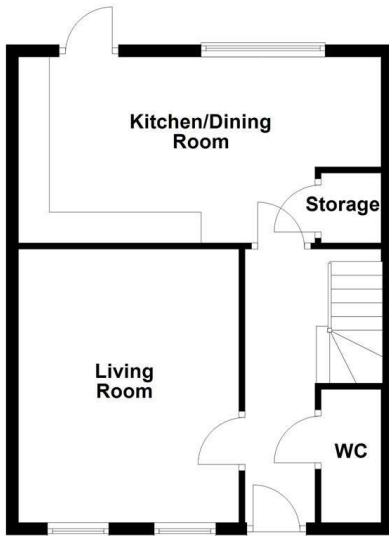
Outside

Rear - Fully enclosed, area in stones, area in lawn, area in wood chip, oil fired boiler and tank, patio area, decked area, outside tap and light.
Front - Area in stones, area in wood chip, beds with shrubs, tarmac driveway with space for multiple vehicles.

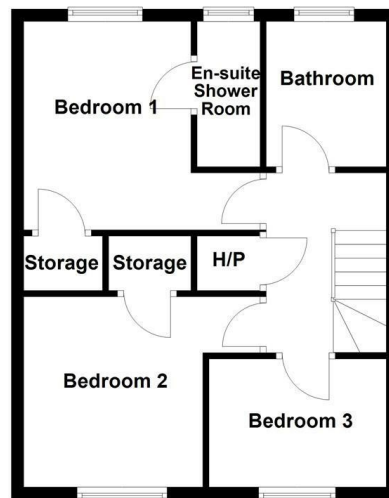




Ground Floor



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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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.

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