



## 15 St. Andrews Park , Ballyhalbert, BT22 1GT

Built by the award winning Boland Reilly homes and located just a short distance from the beach, St Andrews has matured into a desirable and pleasant place to live and offers excellent value for money.

This detached home was built in 2015 and offers 3 first floor bedrooms, all with built in storage and master with en-suite shower room (notably all well proportioned with no "box room"), and a family bathroom. The ground floor offers a spacious lounge with feature wall panelling and open fireplace, a WC and a well proportioned kitchen with dining area, again with additional built in storage cupboards.

The property has been tastefully presented with modern flooring, feature wall panelling and feature lighting in many areas and will allow the new purchaser to simply move in and enjoy. It further benefits from oak effect uPVC double glazing & fascia and oil fired central heating.

Externally there is a pleasant green to the front and private gardens in lawns to front and rear with paved patio, raised deck and brick paved & pebbled driveway.

Internal viewing is highly recommended.

**Offers Over £189,950**

# 15 St. Andrews Park

, Ballyhalbert, BT22 1GT



- Modern detached home
- Kitchen with dining area & additional storage
- Oil fired central heating
- A short distance to the beach
- 3 bedrooms with built in storage - master en-suite
- Family bathroom + ground floor cloakroom
- Gardens to front & rear in lawns with paved patio
- Lounge with feature fireplace
- Oak effect uPVC double glazing & fascia
- Brick paved & pebbled driveway

## Entrance

### Entrance hall

16'8x7'4 (5.08mx2.24m)

### Lounge

16'10x11'2 (5.13mx3.40m)

### Kitchen/diner

18'11x13 (5.77mx3.96m)

### WC

6'2x2'10 (1.88mx0.86m)

### Landing

### Bathroom

7x6'9 (2.13mx2.06m)

## Bedroom 1

15x12 (4.57mx3.66m)

## Ensuite shower room

7'3x6'9 (2.21mx2.06m)

## Bedroom 2

10'7x10'2 (3.23mx3.10m)

## Bedroom 3

10'7x8'3 (3.23mx2.51m)

## Outside

## Tenure

## Property misdescriptions

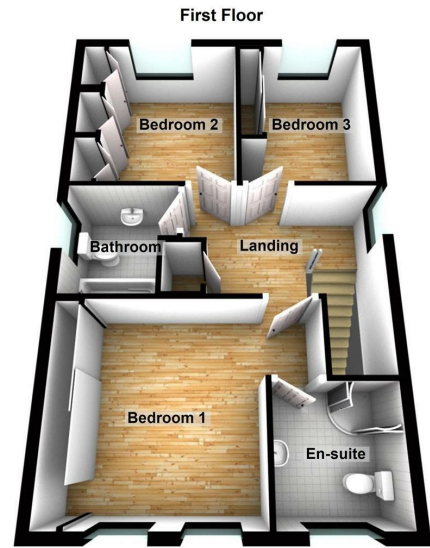
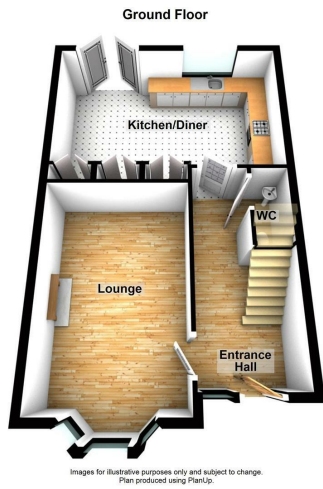


## Directions

Travelling along the coast road from Ballywalter towards Ballyhalbert turn right towards the St Andrews development. At the T junction turn right then first right and number 15 is on the right.



# 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>		<b>84</b>	<b>84</b>	<b>Northern Ireland</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		