

# For Sale

Asking Price: £125,000

SimonBrien



3 Sandylands,  
Ballyhalbert, BT22 1BT

[simonbrien.com](http://simonbrien.com)



## Special Features & Services

- Detached bungalow enjoying a seafront setting with wonderful sea and harbour views
- Renovation Required Throughout
- CASH BUYERS ONLY with proof of funds
- Three bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Detached Garage
- Large Gardens to rear
- No central heating
- uPVC double glazed windows
- Double length garage subdivided to provide utility area to the rear
- Sandylands in the residential address of Burr Point the most easterly point of N Ireland

## Summary

This traditional seafront detached bungalow is in need of refurbishment and priced accordingly. The sea views have been maximised and the generous site offer a superb opportunity to those willing to take on a project and make a magnificent coastline property.

A garage and garden complete the accommodation.

Overlooking the sea and coastline towards Ballyhalbert the harbour will be an attraction for the boating enthusiast and the peace and tranquillity of the surroundings will appeal to the weekend or permanent resident.

Ballyhalbert lies on the Irish sea coastline in the Ards Peninsula with many natural and historic interests. Belfast is forty five minutes' drive away with Bangor and Newtownards easily accessible.

## Accommodation

### THE PROPERTY COMPRISES:

#### GROUND FLOOR

Entrance door.

#### ENCLOSED ENTRANCE PORCH:

**LIVING ROOM:**  
12' 1" x 10' 5" (3.68m x 3.18m)  
Fireplace, views to bay.

**SITTING ROOM/BEDROOM (4):**  
12' 1" x 10' 5" (3.68m x 3.18m)  
Views to bay.

#### KITCHEN

#### BATHROOM

**BEDROOM (1):**  
11' 0" x 10' 1" (3.35m x 3.07m)

**BEDROOM (2):**  
10' 0" x 6' 1" (3.05m x 1.85m)

**BEDROOM (3):**  
10' 0" x 7' 8" (3.05m x 2.34m)

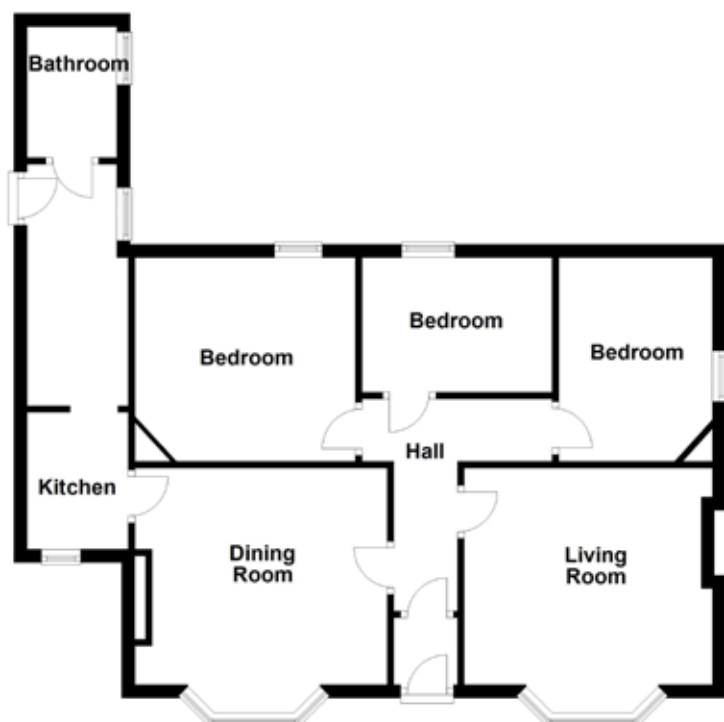
**DETACHED GARAGE:**  
29' 0" x 9' 6" (8.84m x 2.9m)

#### OUTSIDE

Gardens to rear laid in lawns. Driveway to front.



### Ground Floor



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**3 Sandylands, Ballyhalbert**



### VALUER

**Samuel Dickey**

Simon Brien - East Belfast  
237 Upper Newtownards Road,  
Belfast,  
BT4 3JF

T: 028 9059 5555

E: eastbelfast@simonbrien.com

### MORTGAGE ADVICE

For free independent advice on  
mortgages talk to

**Crawford Mulholland**  
**503 Lisburn Road, Belfast,**  
**Co. Antrim, BT9 7EZ**

T: 028 9066 5544

E: office@crawfordmulholland.com

**SimonBrien**



**simonbrien.com**

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.