



31 The Moatlands , Ballyhalbert, BT22 1TH

Welcome to 31 The Moatlands in the charming village of Ballyhalbert! This delightful semi-detached house boasts a modern feel, with its 2 reception rooms and 3 bedrooms providing ample space for comfortable living. The property features a bathroom plus ensuite in the master bedroom, ensuring convenience for all residents.

The kitchen is of particular interest with its central island and genuine granite worktops whilst the homely lounge includes a multi fuel stove. Parking is a breeze with space for 3 vehicles, making hosting friends and family a stress-free affair.

Located in the village of Ballyhalbert, this 3-bed semi is an affordable first home, and being within walking distance of the local primary school, mini market and stunning beach, should attract young families. Don't miss the opportunity to make this property your own and enjoy the peaceful lifestyle it has to offer.

Offers Over £129,950

31 The Moatlands

, Ballyhalbert, BT22 1TH



- Well presented semi detached home
- Kitchen/diner with central island
- Oil fired central heating
- Short walk to local beaches and schools
- 3 bedrooms - master with en-suite shower room
- Family bathroom
- Gardens to front & rear in lawn
- Lounge with multi fuel stove
- uPVC double glazing
- Gravel driveway

Entrance

Entrance Hall

16'6 x 5'10 (5.03m x 1.78m)

Lounge

17'8 x 11'8 (5.38m x 3.56m)

Kitchen/diner

18 x 13 (5.49m x 3.96m)

Landing

12 x 6'5 (3.66m x 1.96m)

Bathroom

7'9 x 6'5 (2.36m x 1.96m)

Bedroom 1

11'4 x 11'2 (3.45m x 3.40m)

En-suite

8 x 4'10 (2.44m x 1.47m)

Bedroom 2

12'9 x 11'2

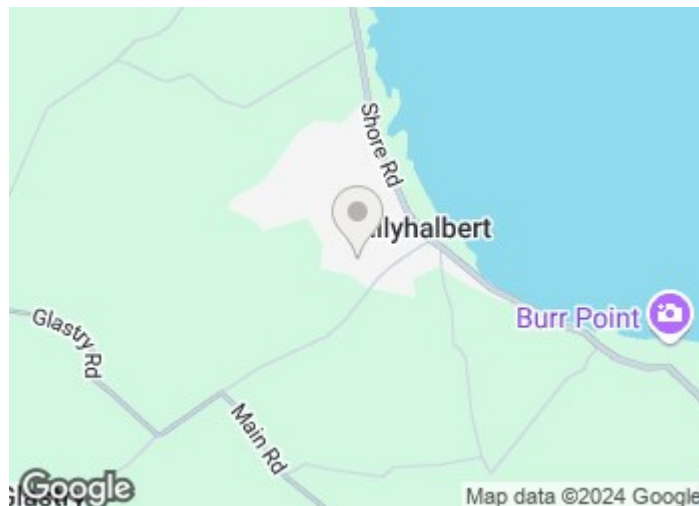
Bedroom 3

9'3 x 8'9 (2.82m x 2.67m)

Outside

Tenure

Property misdescriptions

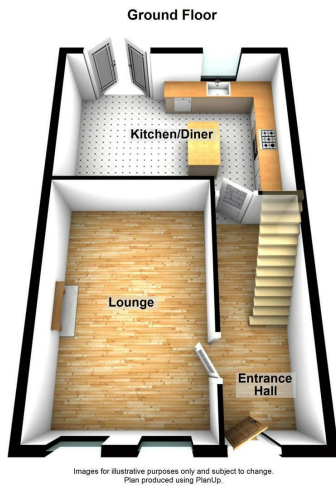


Directions

Travelling into Ballyhalbert from Ballywalter along the coast road turn right at the mini roundabout onto High Street then right into the Moatlands Development. Follow the road around and number 31 is located on the right just before the T junction.



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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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	