



## 36 High Street Ballyhalbert, Newtownards, BT22 1BL

Located in the quiet village of Ballyhalbert, and close to the beautiful Irish Sea coast, this terraced cottage has just been fully renovated with "Beach house vibes" and now offers 3 bedrooms, one on the ground floor, a spacious lounge, with brand new uPVC double glazed patio doors to the adjoining sun room, a kitchen with breakfast area, a utility area, plumbed for washing machine and tumble dryer, a ground floor bathroom and separate boiler house. It benefits from uPVC double glazing and oil fired central heating. It is deceptively spacious and would make an ideal permanent home, air B&B or holiday retreat.

Externally there is a generous, enclosed rear garden in lawn with a paved patio and countryside views beyond. It is also just a short walk to the beach and the local village shop whilst, Glastry College is less than a mile away for those with children. The property has just undergone significant refreshing and modernisation which will leave the purchaser with little to do but move in and enjoy.

**Offers Around £129,950**

# 36 High Street

Ballyhalbert, Newtownards, BT22 1BL



- Recently modernised terraced cottage with "beach house vibes"
- Sun room plus utility area.
- uPVC double glazing & fascia
- Just a stones throw from the beach
- 3 bedrooms - 1 on ground floor
- Kitchen & breakfast area
- Oil fired central heating
- Lounge with feature fireplace & uPVC double glazed patio doors to sun room
- Bathroom with corner bath
- Large garden to rear with paved patio area

## Entrance

### Porch

4'6x3'8 (1.37mx1.12m)

### Lounge

15'2x14 (4.62mx4.27m)

### Sun room

11x10'10 (3.35mx3.30m)

### Utility area

11x6 (3.35mx1.83m)

### Breakfast area

8'6x4'1 (2.59mx1.24m)

### Kitchen

10'10x8'5 (3.30mx2.57m)

## Bathroom

10'8x4'4 (3.25mx1.32m)

## Bedroom 3/Dining room

16'1x8'9 (4.90mx2.67m)

## Hallway

10'10x4'10 (3.30mx1.47m)

## Landing

## Bedrooms 1

15'3x14'3 (4.65mx4.34m)

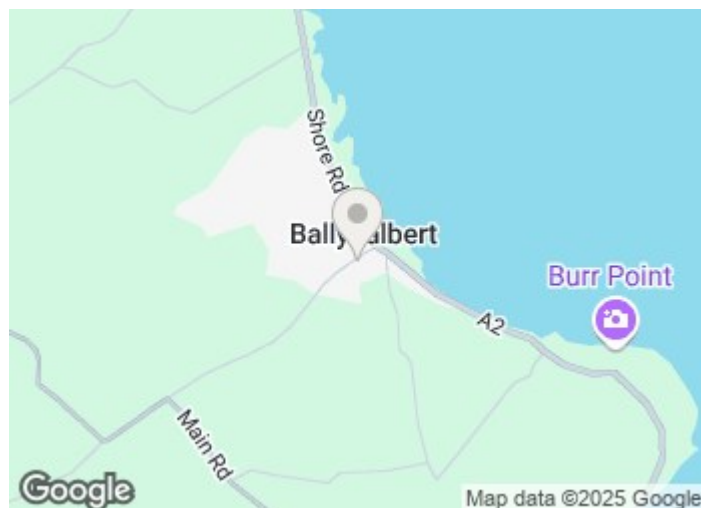
## Bedroom 2

12'6x9'8 (3.81mx2.95m)

## Outside

## Tenure

## Property misdescriptions

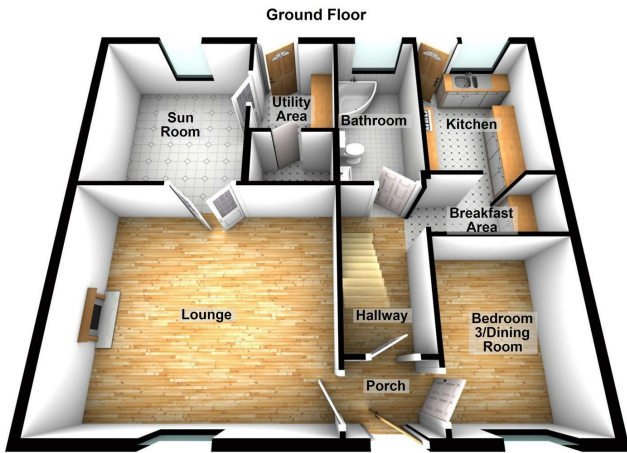


## Directions

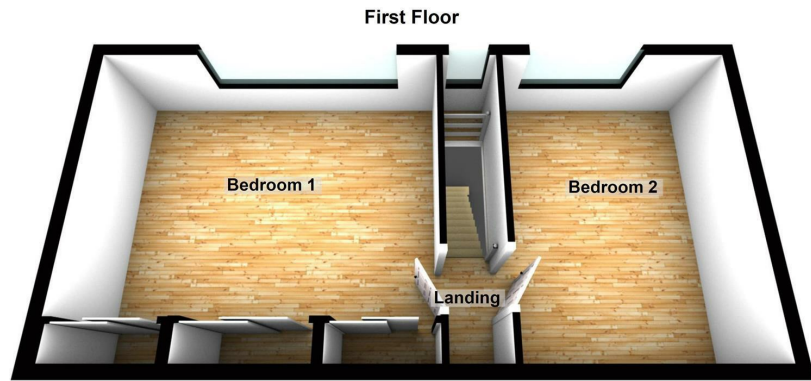
Travelling into Ballyhalbert from Ballywalter turn right at the mini roundabout onto High Street to where number 36 is located on the left just past the village shop.



# Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using PlanUp.



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.

