



54 High Street Ballyhalbert, Newtownards, BT22 1BL

“Ivy Cottage is one of those surprising homes that you could easily overlook. A quaint cottage on the outside but a beautifully modernised and surprisingly spacious home on the inside.”

The property boasts a generous lounge with wall mounted electric fire and feature staircase to the first floor with “disappearing double doors” to the equally large kitchen/dining room. The first floor provides two bedrooms and a luxury bathroom, with both bath and double shower. Externally the south facing rear garden has been landscaped and boasts a patio area, lawn, exposed stone walling and countryside views beyond.

It benefits from uPVC double glazing and oil fired central heating (under floor heating on the ground floor) and is “walk in” ready for the lucky new owner.

Local shops and schools are nearby and the beautiful sandy beach is just a stones throw from the front door.

A permanent home, a first home or a holiday home, Ivy Cottage must be viewed internally to be fully appreciated.

Offers Over £125,000

54 High Street

Ballyhalbert, Newtownards, BT22 1BL



- Beautifully presented terraced cottage
- Pleasant lounge with feature staircase to first floor landing
- Beautiful garden to rear with countryside views
- Just a stones throw from the beach & local schools
- Fully modernised
- Large kitchen/diner
- uPVC double glazing
- 2 bedrooms
- Luxury bathroom with bath & separate shower
- Oil fired central heating - Under floor on ground floor

Entrance

Lounge

19'11x12'8 (6.07mx3.86m)

Kitchen/diner

16'2x11'3 (4.93mx3.43m)

Landing

Bathroom

10'10x9'6 (3.30mx2.90m)

Bedroom 1

14'3x12'5 (4.34mx3.78m)

Bedroom 2

10'8x7'11 (3.25mx2.41m)

Outside

Tenure

Property misdescriptions

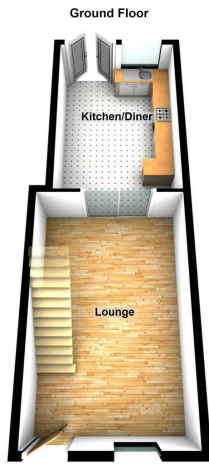


Directions

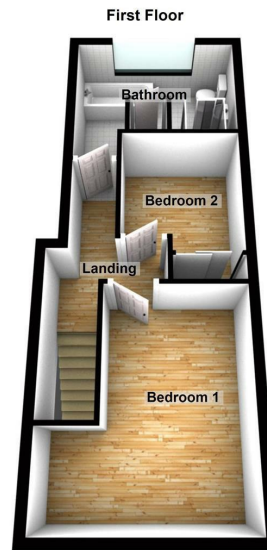
Travelling into Ballyhalbert from Ballywalter turn right at the mini roundabout onto High Street to where number 54 is located on the left close to the school.



Floor Plan



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



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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		63	63	Northern Ireland			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		