



St. Andrews Drive,

Offers in the region of  
£184,950



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



## St. Andrews Drive, Ballyhalbert, County Down

Offers in the region of £184,950

A spacious detached family home set in the popular St Andrews Point development in Ballyhalbert. Conveniently located on the periphery of Ballyhalbert and within walking distance of the sea and village centre, this property will appeal to growing families looking for those additional bedrooms and reception space. Internally comprising on the ground floor of an entrance hall, lounge with open fire, large kitchen / dining leading to sunroom, utility room and WC. On the first floor there are five bedrooms - master with ensuite and a main family bathroom. The property is further enhanced with oil fired central heating and double glazing. Only upon internal inspection can this superb spacious home be fully appreciated. To arrange your private viewing contact Reeds Rains on 02891814144.

### GROUND FLOOR

#### ENTRANCE HALL

Laminate floor. PVC front door.

#### LOUNGE

5.13m x 3.48m (16'10" x 11'5")

Open fire with stone surround and granite inset and hearth.

#### KITCHEN / DINING

9.25m x 0.00m (30'4" x 0'0")

Luxury fitted kitchen with an excellent range of high and low level units and feature island. Stainless steel single drainer sink unit with mixer tap. Space for range style cooker, stainless steel extractor fan, plumbed for dishwasher. Tiled floor. Open to:

#### SUNROOM

4.65m x 3.02m (15'3" x 9'11")

Tiled floor. PVC french doors to rear garden.

#### UTILITY ROOM

1.96m x 1.80m (6'5" x 5'11")

Range of high and low level and laminate work top. Stainless steel single drainer sink unit with mixer tap. Plumbed for washing machine. Tiled floor. PVC door to rear.

#### WC

Modern white suite comprising low flush WC and pedestal wash hand basin with mixer tap. Tiled floor and part tiled walls.

#### INTEGRAL GARAGE

5.46m x 3.07m (17'11" x 10'1")

Roller door. Oil boiler.

### FIRST FLOOR

#### LANDING

Hot press.

#### MASTER BEDROOM

5.13m x 3.63m (16'10" x 11'11")

#### ENSUITE

2.87m x 0.89m (9'5" x 2'11")

Contemporary white suite comprising low flush WC, wall mounted wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls. Extractor fan.

#### BEDROOM 2

5.31m x 3.25m (max) (17'5" x 10'8" (max))

#### BEDROOM 3

4.09m x 3.25m (max) (13'5" x 10'8" (max))

#### BEDROOM 4

3.61m x 2.97m (11'10" x 9'9")

#### BEDROOM 5

2.79m x 2.26m (9'2" x 7'5")

#### FAMILY BATHROOM

2.59m x 1.96m (8'6" x 6'5")

Modern white suite comprising low flush WC, wall mounted wash hand basin with mixer tap and panel bath with mixer tap. Tiled floor and part tiled walls. Extractor fan.

#### OUTSIDE

Front garden laid in lawns with paviour driveway. Enclosed rear garden laid in lawns with feature patio area. PVC oil tank.

#### HEATING TYPE

Oil fired central heating.

GLAZING TYPE  
uPVC double glazed.

EPC

FLOOR PLAN



For full EPC please contact the branch

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



