

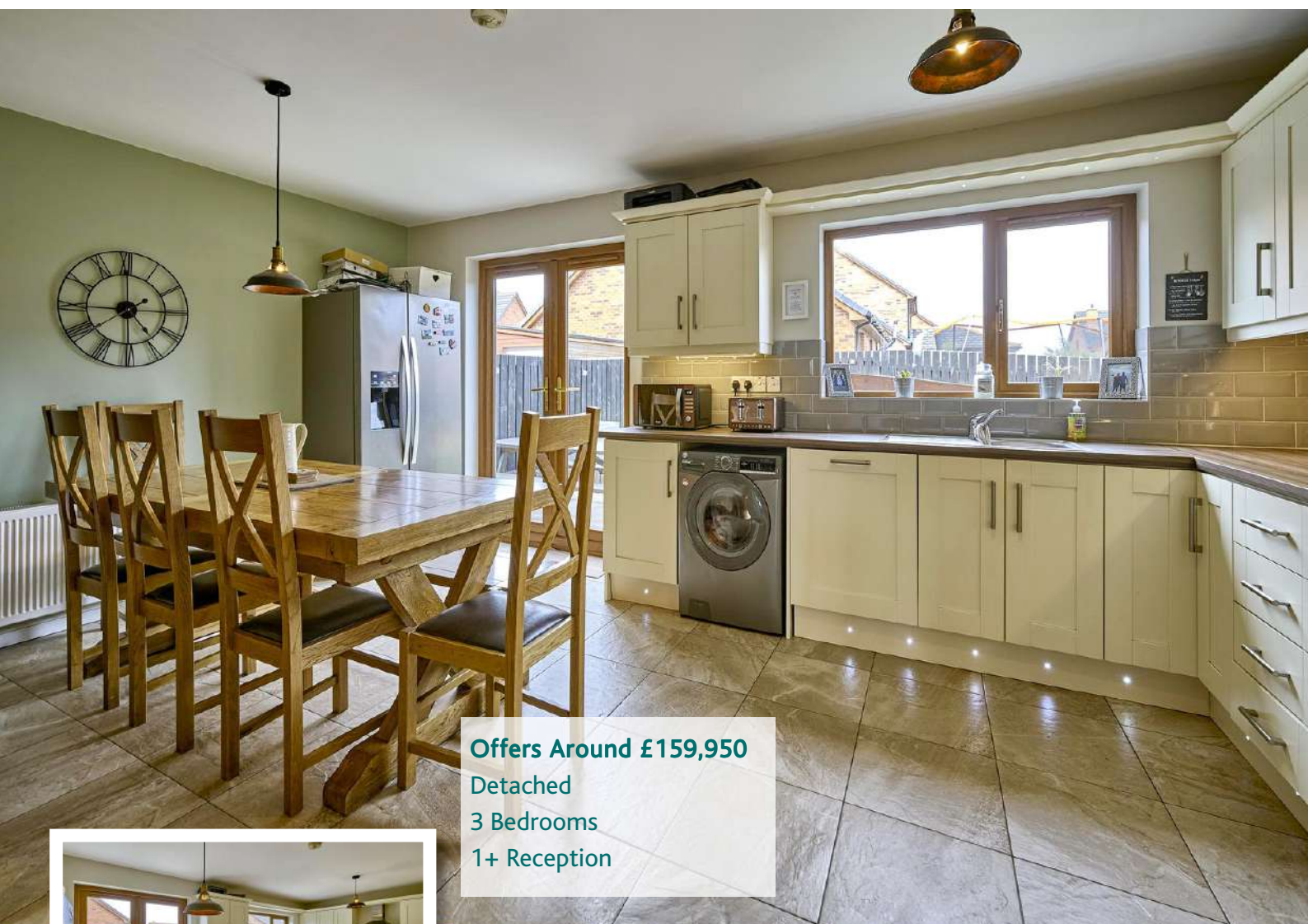


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

15 ST ANDREWS PARK, BALLYHALBERT, BT22 1GT
OFFERS AROUND £159,950

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £159,950
Detached
3 Bedrooms
1+ Reception

Property Features

- Recently Constructed Detached Property
- Quiet Yet Convenient Position with Open Aspect to the Front to the Green and Countryside
- Bright and Spacious Accommodation Throughout
- Large Living Room with Oak Fireplace and Open Fire
- Excellent Fitted Kitchen with Range of Integrated Appliances and Ample Space for Dining
- Ground Floor WC
- Three Well Proportioned Bedrooms
- Master with Built-in Wardrobes, Countryside Views and En Suite Shower Room
- Family Bathroom
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Driveway with Ample Off-Street Parking
- Ideally Suited to the First Time Buyer, Professional Couple, Young Family, Holiday Home Market or Downsizer
- Early Viewing Strongly Recommended to Fully Appreciate all That is on Offer



Accommodation

Ground Floor

Spacious Reception Hall

Living Room
19' 1" x 11' 3"

Kitchen
18' 8" x 12' 2"

Ground Floor WC:

First Floor

Bedroom One
11' 9" x 9' 7"

En Suite Shower Room

Bedroom Two
10' 6" x 10' 6"

Bedroom Three
10' 6" x 8' 3"

Bathroom

Outside

Landscaped Front Garden

Fully Enclosed Rear Garden laid in Lawns with Raised Decked Area

For more information and photographs regarding the accommodation in this property, please visit:
johnminnis.co.uk



Located in a small popular development within the picturesque coastal town of Ballyhalbert, here is an ideal opportunity to purchase a recently constructed detached property tucked away in a quiet yet convenient position with open aspect to the front and good proximity to the local amenities including shops, school and fine coastal walks and drives.

The accommodation is bright and spacious comprising of living room, with oak fire-place and open fire, and excellent fitted kitchen with ample space for dining. Upstairs this fine home is further enhanced by having three well proportioned bedrooms, including master with built-in wardrobes, countryside views and en suite shower room. A ground floor WC and family bathroom add to the list of features. Outside the gardens are well presented to the front and good sized to rear in lawns with raised decked patio area and driveway in loose stones providing ample parking. We expect demand to be high and appeal to a wide range of prospective purchasers and therefore have no hesitation in recommending viewing at your earliest convenience.



Directions

Travelling along St Andrews Avenue from the Shore Road turn right onto St Andrews Park and right again onto Andrews Park.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B		84	84
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Bangor/Ards Peninsula

15 New Street, Donaghadee

Co. Down, BT21 0AG

T 028 9188 8881

property@johnminnis.co.uk



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