



17 HIGH STREET

Ballyhalbert, BT22 2BL

Offers around **£109,950**



MID TERRACE | 2 | 1 | 1

Nestled in the heart of Ballyhalbert village, Breeze Cottage is a truly exceptional cottage-style home that combines period charm with stylish modern living.

KEY FEATURES

- Beautifully Presented Cottage Style Property
- Extensively Renovated Throughout
- Spacious Living Room with Dining Area
- Two Bright and Airy Bedrooms
- Good Sized Kitchen with Range of Appliances
- Bathroom with Three Piece White Suite
- Oil-Fired Heating System
- Beautifully Presented Patioed Rear Garden Backing onto Open Countryside
- In Close Proximity to Shops, Beach and primary School
- Wide Ranging Appeal to a Host of Potential Purchasers Including First Time Buyers, Young Professionals, Investors, Holiday Home Market and Those Looking to Downsize



ROOM DETAILS

Ground Floor

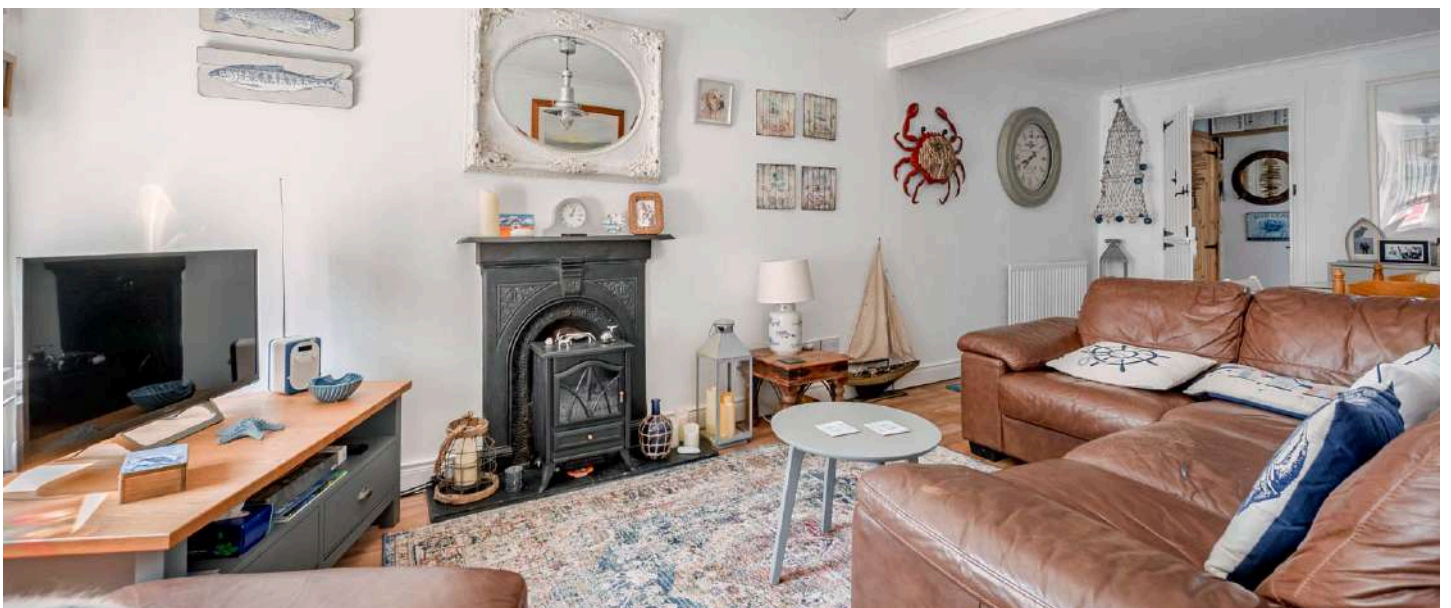
- Entrance Porch
- Open Plan Living Room and Dining Area 21'5" x 11'11"
- Kitchen 7'2" x 8'3"

First Floor

- Bedroom One 12'2" x 8'9"
- Bedroom Two 12'4" x 7'10"
- Bathroom

Outside

- Patioed Rear Garden



DIRECTIONS

Heading into Ballyhalbert from Ballywalter at the roundabout turn right onto High Street and Breeze Cottage is located on the right hand side



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	29
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
		69

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

