



17 HIGH STREET

Ballyhalbert, BT22 2BL

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*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		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		69
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>	29	
1-20 <b>G</b>		
<i>NOT energy efficient - higher running costs</i>		

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



## OUR BRANCHES

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