

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 SWALLOW CRESCENT,
BALLYHALBERT, BT22 1BF**

OFFERS AROUND £94,950



This beautifully presented detached bungalow is ideally located in the peaceful coastal village of Ballyhalbert. The bright open-plan lounge and dining area create a welcoming space perfect for relaxation and entertaining.

Featuring two spacious bedrooms with built-in wardrobes, the primary bedroom includes a private en suite for added comfort and privacy.

Located in an over-45s residential park, this home offers a secure and community-focused environment, with a gated entrance and on-site warden. Outside, enjoy well-maintained gardens, a paved driveway with parking for one vehicle, and a detached garage for extra storage.

Modern appliances, a dedicated laundry area, and practical living spaces make this bungalow perfect for easy, coastal living. Just minutes from the beach and Ballyhalbert's amenities, this is the ideal home for a relaxed lifestyle by the sea.

Don't miss out on this rare opportunity to make it yours!

Key Features

- Immaculately Presented Two Bedroom Home In Move In Condition
- Bright Open-Plan Lounge And Dining Area, Ideal For Relaxing Or Entertaining
- Peaceful Over-45s Residential Park, Minutes From The Sea And Ballyhalbert Village
- Two Well Proportioned Bedrooms, Primary With Ensuite Shower Room
- Well Maintained Gardens, Paved Driveway And Detached Garage
- Gated Entrance, On-site Warden And Communal Facilities
- Modern Appliances, Great Storage, Separate Utility Room
- Early Viewing Is Highly Recommended



Accommodation Comprises:

Entrance Hall

Wood laminate flooring, corniced ceiling, two storage cupboards.

Lounge

15'5" x 11'1"

Mock fireplace, laminate flooring and corniced ceiling.

Dining Room

8'7" x 7'8"

Wood laminate flooring and corniced ceiling.

Kitchen

12'9" x 7'4"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated appliances to include: four ring gas hob and built in oven with stainless steel extractor hood, part tiled walls, storage cupboard and space for tumble dryer.

Utility Room

8'0" x 5'1"

Built in kitchen units, space for fridge freezer, plumbed for washing machine, laminate work surfaces and door to garden.

Study

6'5" x 6'0"

Bathroom

White suite comprising panelled bath, vanity unit with mixer tap, low flush w/c, part wall tiling, corniced ceiling and extractor fan.

Bedroom 1

9'4" x 9'4"

Walk in wardrobe and corniced ceiling.

Ensuite

White suite comprising: pedestal wash hand basin, low flush w/c, extractor fan, shower cubicle with overhead shower and glazed door.

Bedroom 2

9'4" x 8'7"

Built in storage.

Outside

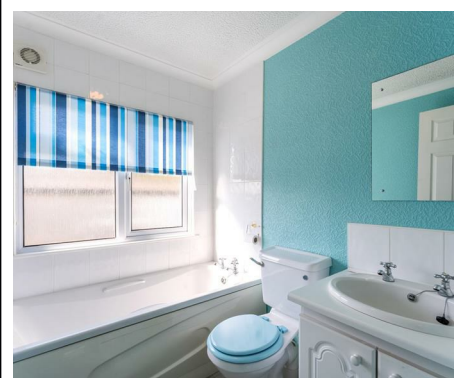
19'9" x 9'8"

Brick paved driveway, garden areas to front, side and rear in lawn.

Detached Garage

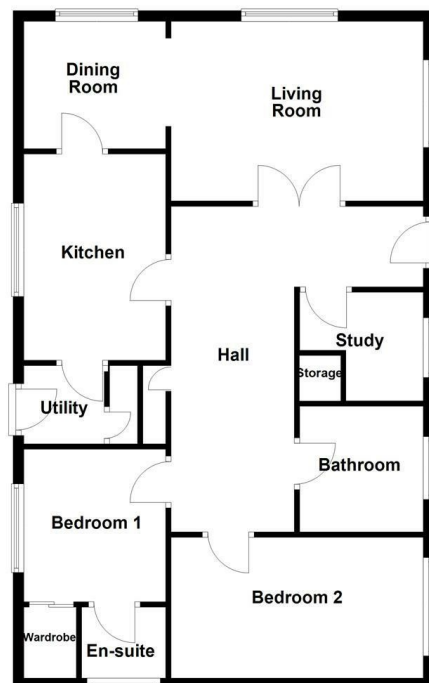
19'9" x 9'8"

Up and over door.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	46
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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