

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**37 ST. ANDREWS AVENUE,
BALLYHALBERT,**

OFFERS OVER £159,950

Located in the charming coastal village of Ballyhalbert, this beautifully presented three-bedroom home at 37 St Andrews Avenue offers stylish modern living with a homely feel. Ideal for families, professionals, or those seeking a peaceful retreat, this property combines space, comfort, and energy efficiency.

Step into a welcoming entrance porch with built-in storage leading to a bright entrance hall with tiled flooring and recessed lighting. The living room exudes warmth with wood laminate flooring and a feature log burner set in a steel surround, complete with tiled hearth and wooden mantle, perfect for cosy evenings.

At the heart of the home is the spacious kitchen/dining area, featuring a modern range of units, integrated appliances, tiled floors, and ample space for casual dining. A handy WC and well-equipped utility room add convenience, with access to the rear garden.

Upstairs, three well-proportioned double bedrooms provide flexible accommodation. The primary bedroom boasts an elegant ensuite shower room with rainfall shower. A stylish family bathroom serves the remaining rooms, complete with electric shower over bath and contemporary finishes.

Outside, the front garden includes a lawn and stone area with a brick paviour driveway, while the rear garden features a lawn, decorative stone, a flagged walkway, and a decking area, ideal for outdoor entertaining.

This is a superb opportunity to acquire a move-in-ready home in a tranquil setting with modern comforts throughout.

Early viewing is highly recommended.



Key Features

- Attractive Semi-Detached Home Within The Popular St Andrews Development, Ballyhalbert
- Good Sized Kitchen With Dining Area And Separate Utility Room
- Modern Family Bathroom And Ground Floor WC
- Private, Fully Enclosed Rear Garden In Lawn With Decked Area For Entertaining
- Spacious Entrance Hall Leading To Living Room With Wood Burning Stove
- Three Bedrooms, Master With Ensuite Shower Room
- Oil Fired Central Heating and PVC Double Glazed Windows
- Excellent Location Within Minutes of Ballyhalbert Beach And Local Amenities



Accommodation

Comprises:

Entrance Porch

Built in storage.

Entrance Hall

Tiled flooring, recessed spotlights.

Living Room

10'03 x 13'10

Wood laminate flooring, log burner with steel surround, tiled hearth, wooden mantle, recessed spotlights.

Kitchen/Dining

17'11 x 13'07

Modern range of high and low level units, stainless steel sink unit with mixer tap and drainer, 4 ring electric hob with integrated oven, stainless steel extractor hood, part tiled walls, tiled flooring, space for informal dining, recessed spotlights, built-in storage under stairs.

WC

White suite comprising low flush w.c., vanity unit with mixer tap, tiled flooring, tiled walls, extractor fan, recessed spotlights.

Utility

Range of high and low level units, plumbed for washing machine, plumbed for dishwasher, tiled flooring, recessed spotlights, part tiled walls, access to rear garden.

First Floor

Landing

Bedroom 1

10'05 x 13'01

Double room, recessed spotlights, picture rail.

Ensuite Shower Room

White suite comprising low flush w.c., pedestal wash hand basin, shower enclosure with overhead rainfall shower head, tiled flooring, tiled walls, extractor fan, recessed spotlights.

Bedroom 2

7'03 x 10'06

Double room, recessed spotlights.

Bedroom 3

9'02 x 10'01

Double room, recessed spotlights.

Bathroom

White suite comprising low flush w.c., vanity unit with mixer tap, wooden splashback, panelled bath with mixer tap, overhead electric shower, tiled flooring, tiled walls, recessed spotlights, extractor fan.

Outside

Front area in lawn, area in stone, brick paved driveway.

Rear area in stone, area in lawn, flagged walkway to decking area.



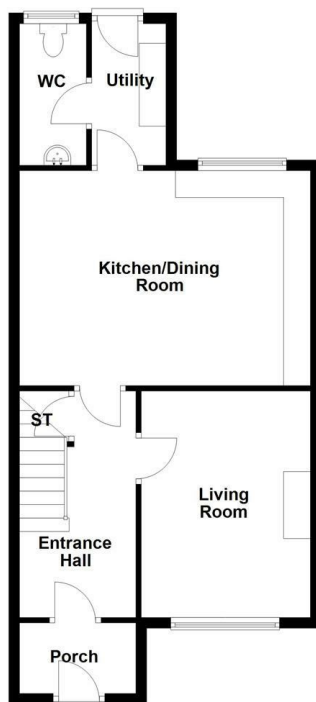




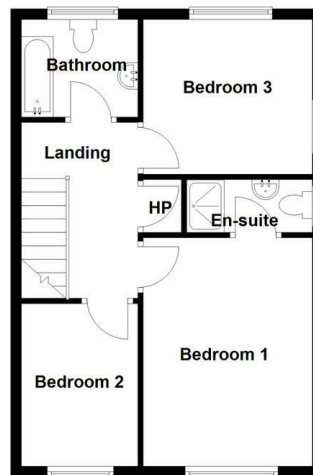




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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