



## 15 Burr Point Cove , Ballyhalbert, BT22 1SU

"Don't say, "It's too far out" because that is the entire point of Burr Point Cove - A modern, luxury home in an enviable coastal setting; outstanding sea and countryside views, beautiful beaches and still just 14 miles from Newtownards - Far from the madding crowd."

With over 1,400 sq.ft. of internal space this 3 storey semi detached home offers impressive levels of accommodation and all centred around an open plan middle floor luxury kitchen/lounge/diner with "Juliet" balcony and beautiful sea views to the front and countryside views to the rear. The second floor offers two equal double bedrooms and a luxury bathroom whilst the ground floor offers two further bedrooms, a shower room and a utility room - potentially suitable for a semi independent relative.

Externally there is a tarmac driveway, artificial lawn to the front and an enclosed patio garden with wooden barbecue hut included. The property benefits from uPVC double glazing & oil fired central heating and is beautifully presented throughout - It simply must be viewed to be appreciated.

"Spend time on the mostly deserted beaches, take time out reading and admiring the changing seasons, potentially generate an income through holiday letting - either way we're spoiling you".

**Offers Around £225,000**

# 15 Burr Point Cove , Ballyhalbert, BT22 1SU



- Modern, 3 storey semi detached home with outstanding sea views
- uPVC double glazed patio doors to lounge with "Juliet" balcony & sea views
- uPVC double glazing - Oil fired central heating
- Tarmac driveway
- 4 double bedrooms
- Ground floor shower room and 2nd floor bathroom
- Enclosed paved garden to rear with charming Barbecue hut included
- Open plan middle floor with kitchen/lounge/dining area
- Ground floor utility room
- Countryside views to rear

## Entrance

### Entrance hall

20'8x6'8 (6.30mx2.03m)

### First floor

#### Lounge/kitchen/diner

27'9x16'11 (8.46mx5.16m)

### Second floor

### Landing

### Bathroom

10'1x6'8 (3.07mx2.03m)

### Bedroom 1

13'9x9'9 (4.19mx2.97m)

### Bedroom 2

13'9x9'9 (4.19mx2.97m)

### Ground floor

### Bedroom 3

11'4x10'1 (3.45mx3.07m)

### Bedroom 4/Sitting room

11'7x9'10 (3.53mx3.00m)

### Shower room

9'10x5'6 (3.00mx1.68m)

### Utility room

6'11x5'3 (2.11mx1.60m)

### Outside

### Tenure

## Property misdescriptions

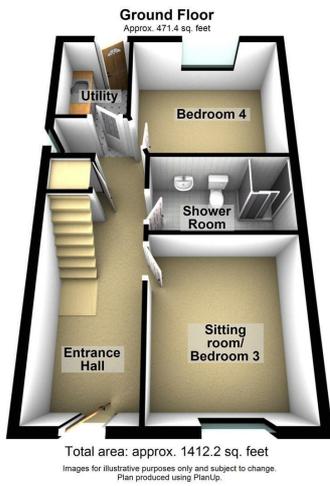


## Directions

Travelling from Ballywalter to Ballyhalbert along the coast road, Burr Point is located just on the right as you approach Ballyhalbert and number 9 one of the 3 storey semi detached homes at the back.



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	86	86	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>	(81-91) <b>A</b>						
(69-80) <b>C</b>	(69-80) <b>C</b>						
(55-68) <b>D</b>	(55-68) <b>D</b>						
(39-54) <b>E</b>	(39-54) <b>E</b>						
(21-38) <b>F</b>	(21-38) <b>F</b>						
(1-20) <b>G</b>	(1-20) <b>G</b>						
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	