



21 High Street

Ballyhalbert, Newtownards, BT22 1BL

The whole point of a holiday home is something modest and affordable, close to the beach, that you can escape to at weekends or during the summer months. Welcome to 21 High Street, Ballyhalbert.

Ballyhalbert beach is one of the Ards Peninsula's best kept secrets with expansive sands to walk along at low tide and it is literally just at the end of the street from this end terraced home. The property offers 3 bedrooms, a lounge, with feature fireplace, a practical kitchen/diner, with patio doors to the rear garden, and a ground floor shower room. It benefits from uPVC double glazing & fascia, oil fired central heating and a brand new roof, to dispel any worries about costly maintenance or improvements. It retains an "olde worlde" charm with features like the spindle staircase, the open landing and the feature window seat with sash windows on the first floor, but some further modernisation or redecoration should be anticipated.

Externally there is a private garden to the rear with access to the main street for bins, etc.

Whether you're in the market for a first home, fresh start, holiday home or buy to let, this property is keenly priced and should be viewed to be appreciated.

Offers Around £105,000

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- Quaint end of terrace home
- Kitchen with dining area
- Oil fired central heating
- 3 bedrooms
- Ground floor shower room
- Garden to rear in lawn with private access to street
- Lounge with feature fireplace
- uPVC double glazing & fascia
- New roof recently completed.

Entrance

Hallway

18'10x11'8 (5.74mx3.56m)

Lounge

14'10x7'11 (4.52mx2.41m)

Kitchen/diner

18'7x9'1 (5.66mx2.77m)

Shower room

7'11x6'5 (2.41mx1.96m)

Landing

18'8x8'5 (5.69mx2.57m)

Bedroom 1

13'8x8'10 (4.17mx2.69m)

Bedroom 2

9'2x9'1 (2.79mx2.77m)

Bedroom 3

9'2x9'1 (2.79mx2.77m)

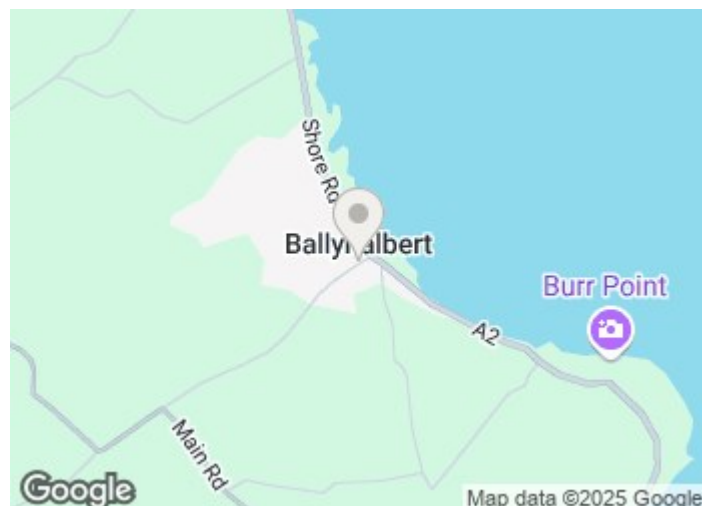
Store room/Hot press

8'10x4'8 (2.69mx1.42m)

Outside

Tenure

Property misdescriptions



Directions

Travelling into Ballyhalbert from Ballywalter, along the coast road, turn right onto High Street at the mini roundabout and number 21 is located on the right.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
Northern Ireland		EU Directive 2002/91/EC	