



## Coastlands

### Ballyhalbert, Newtownards, BT22

Located adjacent to the coast road from Ballywalter to Ballyhalbert on the stunning Ards Peninsula (designated as "An area of outstanding natural beauty"), this modern turnkey, new build detached home is an exciting opportunity to own a luxury property with a unique coastal setting and beautiful sea views.

Built and finished to an excellent standard by Higginson Homes, the property offers a modern design centred around an open plan kitchen/lounge/diner with central island plus separate utility & cloak rooms. To the front is a formal lounge whilst the first floor offers a luxury bathroom, with both bath & separate shower, and 4 well proportioned bedrooms, including a master with en-suite, many with sea views.

The property is finished to the highest specification with oil fired central heating, double glazing and PV solar system, ensuring reduced running costs, and comes complete with an attached detached garage and driveway.

Located around a pleasant green, the Coastlands Development consists of just 6 stunning homes, all within a stones throw of the beautiful Ballyhalbert beach and yet within easy reach of Newtownards, Bangor and beyond by car.

"Seeing is believing so contact us to arrange a private meeting with the developer and explore your future home".

**Price £314,950**

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- Spacious New Build Detached home.
- Open plan kitchen/living/diner
- Utility & ground floor cloak rooms
- Extending to over 1,550 sq.ft. (internal measurement)
- Enviae coastal location with sea views
- Separate lounge
- Detached garage with driveway
- 4 bedrooms - master with luxury en-suite
- Family bathroom with bath & separate shower
- Gardens to front & rear in lawn with paving

## Entrance

### Entrance hall

11'1" x 10'7" (3.39 x 3.24)

### WC

7'6" x 4'5" (2.31 x 1.35)

### Lounge

13'4" x 11'8" (4.074 x 3.565)

### Kitchen/lounge/diner

30'6" x 11'3" (9.303 x 3.451)

### Utility room

7'6" x 6'5" (2.31 x 1.96)

### Landing

## Bathroom

10'2" x 9'3" (3.10m x 2.84)

### Bedroom 1

12'5" x 11'8" (3.796 x 3.565)

### Ensuite

8'3" x 4'0" (2.532 x 1.24)

### Bedroom 2

11'8" x 10'9" (3.565 x 3.299)

### Bedroom 3

11'8" x 11'0" (3.565 x 3.377)

### Bedroom 4

13'7" x 8'10" (4.148 x 2.71)

### Detached garage

## Outside

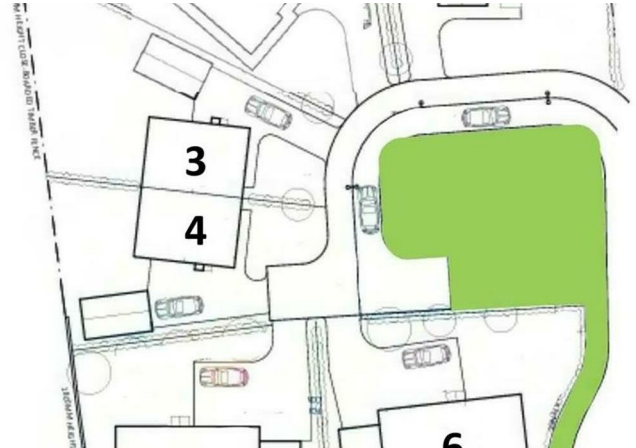
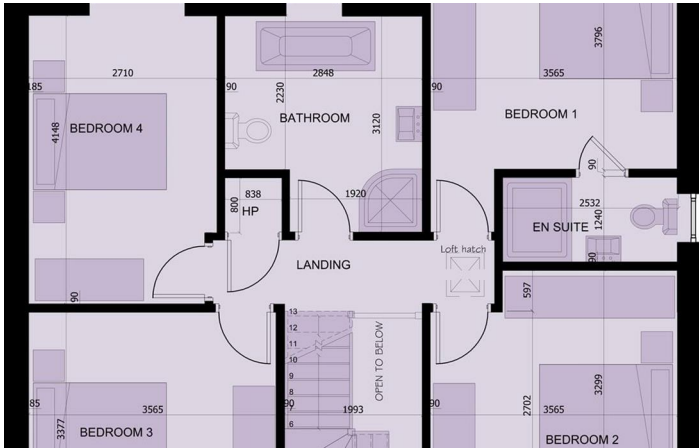
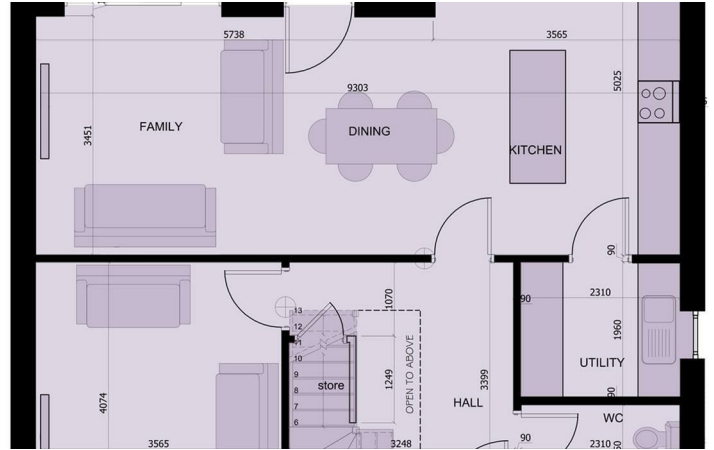
### Tenure

### Property misdescriptions



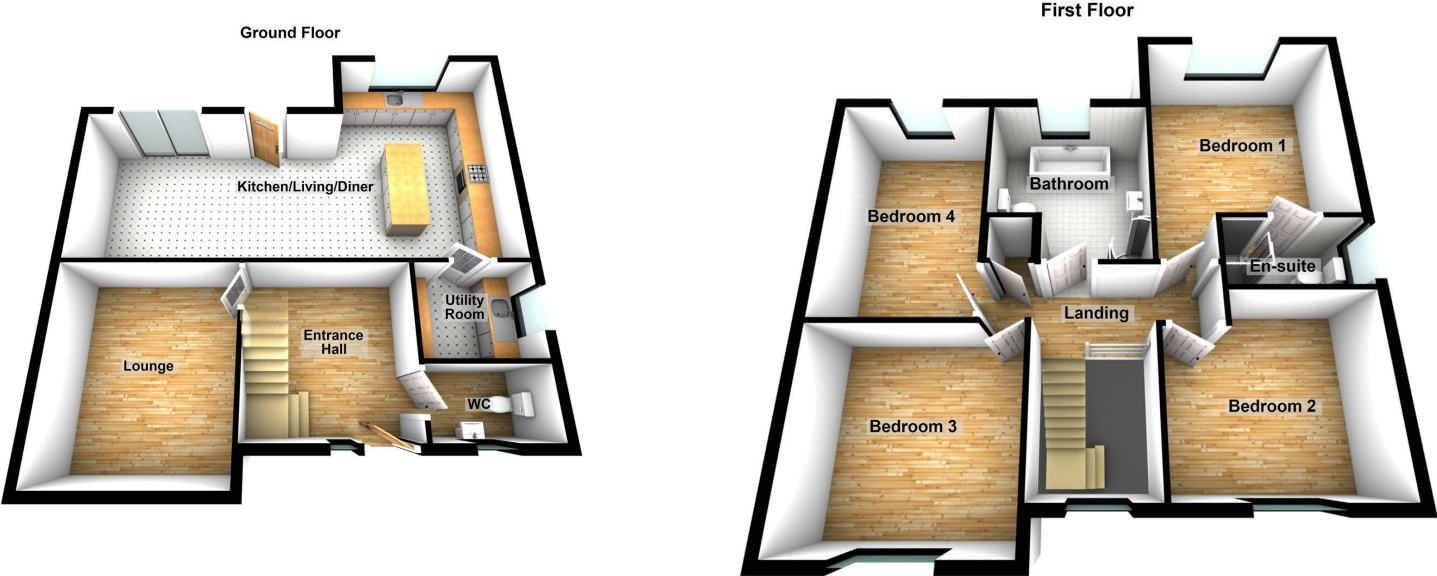
## Directions

New Development located on the coast road on the approach to Ballyhalbert from Ballywalter.





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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	
	(81-91) <b>B</b>			(81-91) <b>B</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