



63 St. Andrews Drive Ballyhalbert, Newtownards, BT22 1TW

"Deceptively spacious" is a much over used term by estate agents but, in this price bracket and this location, you'll be hard pressed to get more for your money.

The property extends to approx 1,600 sq.ft. and offers 3 first floor bedrooms, including a particularly generous master with en-suite shower room, and a family bathroom. The ground floor again boasts a very generous lounge, complete with multi fuel stove, but the biggest surprise is to the rear where you'll find an open plan kitchen/living/dining room plus sun room, utility room and WC. The kitchen is pleasant with a central island but, if this finish isn't to your liking, the 5 panel "Shaker style" doors are timeless and could be professionally resprayed to a factory standard, in a colour of your choice, for not very much money at all.

A practical attached garage completes the specification of this fine home, which must be viewed to be fully appreciated. Externally there is a generous brick paved driveway and parking area whilst to the rear is an enclosed garden in lawn with timber deck and paved patio areas. It benefits from oak effect uPVC double glazing and oil fired central heating whilst the beautiful Ballyhalbert beach is just a short walk away.

Offers Around £209,950

63 St. Andrews Drive

Ballyhalbert, Newtownards, BT22 1TW



- Modern & spacious detached home
- Kitchen/living/dining room with central island
- Family bathroom
- Gardens to front & rear with brick paved driveway
- 3 bedrms - master en-suite
- Sun room
- Attached garage
- Lounge with multi fuel stove
- Utility & Cloakrooms
- uPVC double glazing - Oil fired central heating

Entrance

Entrance hall

13'10x7'5 (4.22mx2.26m)

Lounge

16'10x11'6 (5.13mx3.51m)

Kitchen/Living/Diner

30'4x13 (9.25mx3.96m)

Sun room

11'10x9'11 (3.61mx3.02m)

Utility room

6'7x6'1 (2.01mx1.85m)

WC

6'8x3 (2.03mx0.91m)

Landing

11x7'6 (3.35mx2.29m)

Bathroom

8'5x6'5 (2.57mx1.96m)

Bedroom 1

16'10x11'6 (5.13mx3.51m)

En-suite

9'3x3'3 (2.82mx0.99m)

Bedroom 2

11'6x9'5 (3.51mx2.87m)

Bedroom 3

9'4x7'6 (2.84mx2.29m)

Attached garage

17'5x12 (5.31mx3.66m)

Outside

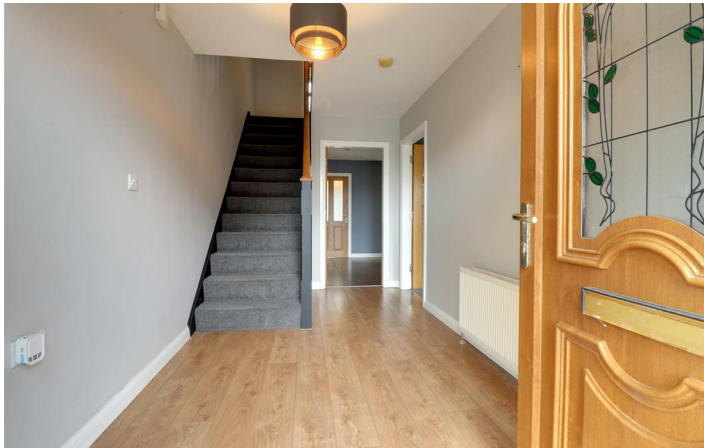
Tenure

Property misdescriptions

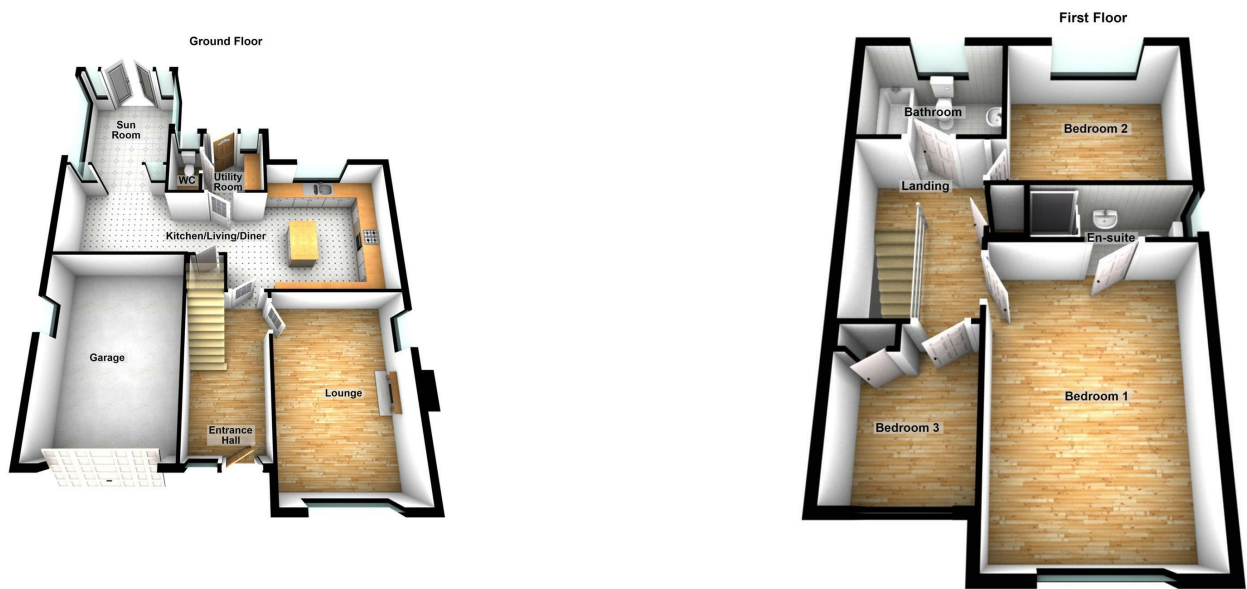


Directions

Travelling into Ballyhalbert from Ballywalter along the coast road turn right into St Andrews?Longfield Developments. At the T junction turn right then right again into St Andrews Drive and number 63 is directly ahead.



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	