JOHNMINNIS

9 ST ANDREWS LANE

Ballyhalbert, BT22 1ST

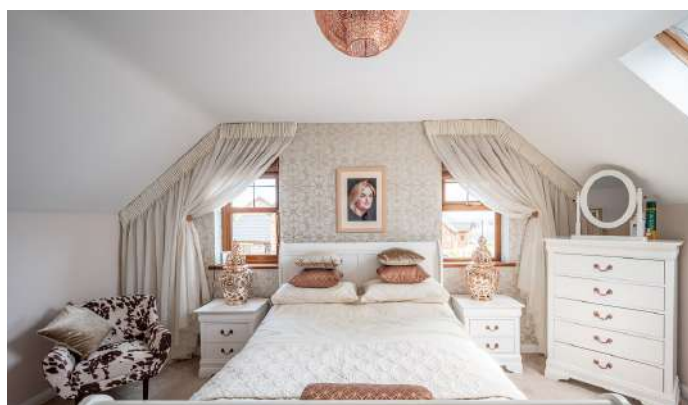*Offers Around* **£209,950**

DETACHED CHALET BUNGALOW | 3 🛏 | 2 🛁 | 2 🛋

Located in a small popular development within the picturesque coastal village of Ballyhalbert this is a fantastic opportunity to purchase a recently constructed chalet bungalow offering bright, spacious and adaptable accommodation.

KEY FEATURES

- Recently Constructed Detached Chalet Bungalow

- Bright, Spacious And Adaptable Accommodation Throughout Of 1750 Sq Ft

- Large Living Room With Feature Fireplace And Gas Fire Inset

- Ground Floor Bedroom

- Bathroom With Modern White Suite

- Modern Fully Fitted Kitchen With Excellent Range Of Integrated Appliances, Open Plan To Living/Dining Area

- Oil Fired Central Heating

- Upvc Double Glazing

- Two Further First Floor Double Bedrooms

- First Floor Shower Room With Contemporary White Suite

- Off-Street Driveway Parking For Two To Three Cars

- Corner Site With Gardens To The Front, Side And Enclosed To Rear

ROOM DETAILS

To View Floor Plans
scan QR code below

Ground Floor

- Spacious Entrance Hall
- Living Room
  17' 3" x 11' 7"
- Kitchen Open Plan to
  Living / Dining Area
  30' 3" x 11' 4"

- Bedroom One
  12' 0" x 11' 5"
- Bathroom
- Bedroom Two
  16' 3" x 14' 3"
- Bedroom Three
  12' 2" x 10' 2" "
- Shower Room

Outside

- Corner Site with Front
  and Side Gardens
- Enclosed Rear Garden
  Laid in Lawns with
  Mature plants and Patio
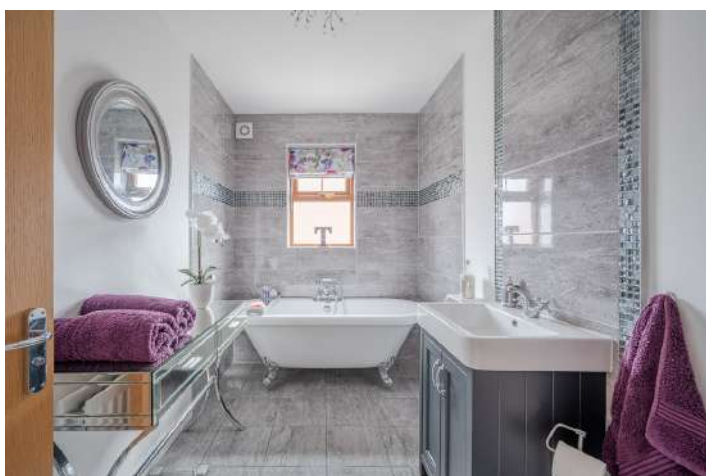 area.
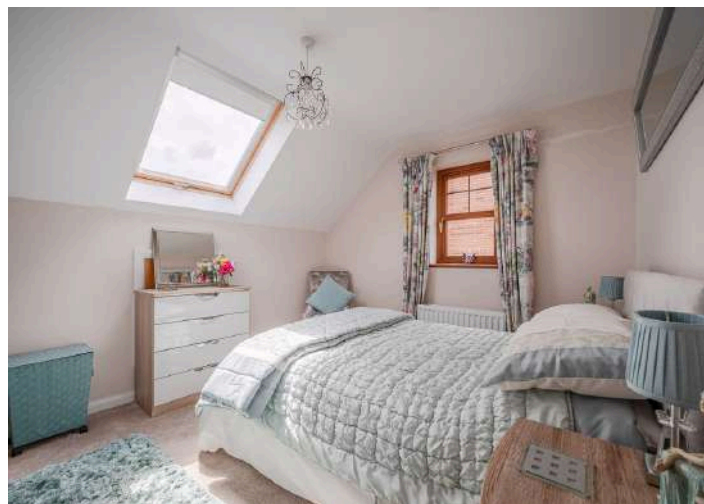- Summer House with Light
  and Power

DIRECTIONS

Travelling along the Shore Road into Ballyhalbert turn right into St Andrew's and Number 9 St Andrew's Lane is on your right hand side.

THE LOCAL AREA

Ballyhalbert, a quaint village nestled on the Ards Peninsula. It offers stunning views of the Irish Sea, a picturesque harbour and serene beaches. Its tranquil setting and rich heritage make Ballyhalbert a hidden gem.

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ENERGY EFFICIENCY RATING

Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B	81	81
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.

--- **OUR BRANCHES** ---

B' FAST (028) 9065 3333   H'WOOD (028) 9042 8888   BANGOR (028) 9131 3833   D'DEE (028) 9188 8881   COMBER (028) 9187 1212

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