



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



17 ST. ANDREWS AVENUE,
BALLYHALBERT,

OFFERS AROUND £164,950

Located in the residential area of St. Andrews Avenue, Ballyhalbert, this spacious semi-detached house presents an excellent opportunity for a variety of buyers, including investors, first-time homeowners, and those looking to downsize. The property is conveniently located, offering easy access to the picturesque seafront, making it an ideal choice for those who appreciate coastal living.

Upon entering, you are welcomed by a generous porch that leads into a bright and inviting living room, complete with a multi-fuel stove. The open-plan kitchen and dining area features a breakfast bar. The utility room, equipped with essential appliances, adds to the practicality of the home, while a convenient downstairs w/c enhances the overall functionality.

The first floor boasts three well-proportioned bedrooms, including a master suite with an ensuite shower room. A family bathroom, fitted with a modern white suite, completes the upper level.

The property benefits from oil-fired central heating and uPVC double-glazed windows. Externally, a spacious driveway accommodates two vehicles, and fully enclosed rear garden

This delightful home is sure to attract a wide range of potential clients and with no onward chain, early viewing is recommended.



Key Features

- Spacious Semi-Detached Property, In Popular Residential Development, Easily Accessible To The Seafront
- Three Bedrooms, Master With Ensuite Shower Room
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Property Attracts A Wide Variety Of Potential Clients From First Time Buyers, To Downsizers, To Investors Alike
- Living Room With Feature Multi-Fuel Stove, Large Kitchen With Range Of Appliances, Utility Room Plumbed For Appliances
- Family Bathroom And Downstairs WC Comprising Of White Suite
- Brick Paviour Driveway With Space For Multiple Vehicles, And Large Rear Garden
- Early Viewing Recommended With No Onward Chain



Accommodation Comprises

Porch

Wood laminate flooring, recessed spotlights.

Hall

Wood laminate flooring, recessed spotlights.

Living Room

14'0" x 10'3"

Multi-fuel stove, slate hearth, wood laminate floor, recessed spotlights.

Kitchen/Dining Room

17'11" x 12'11"

Fitted kitchen with range of high and low level units, laminate work surface, one and a quarter stainless steel sink with mixer tap and drainer, integrated dishwasher, space for fridge/freezer, integrated oven, four ring electric hob, stainless steel extractor hood, tiled floor, partially tiled walls, space for dining, breakfast bar with built in storage, recessed spotlights, built in storage.

Utility Room

6'8" x 6'3"

Range of high and low level units, laminate work surfaces, plumbed for washing machine and tumble dryer, recessed spotlights, tiled floor, back door to enclosed rear garden.

W/C

White suite comprising, low flush w/c, pedestal wash hand basin with mixer tap, recessed spotlights, tiled floor, tiled walls.

First Floor

Landing

Hot press with built in storage.

Bedroom 1

13'1" x 10'5"

Double bedroom, recessed spotlights.

Ensuite

White suite comprising, walk in, wall mounted overhead shower, sliding doors, pedestal wash hand basin with mixer tap, low flush w/c, recessed spotlights, tiled floor, tiled walls, extractor fan.

Bedroom 2

9'10" x 9'2"

Double bedroom.

Bedroom 3

7'3" x 12'5"

Recessed spotlights.

Bathroom

White suite comprising, tiled bath with mixer tap, wall mounted overhead shower, glass shower screen, low flush w/c, pedestal wash hand basin with mixer tap, tiled floor, tiled walls, recessed spotlights and extractor fan.

Outside

Front - Brick paviour drive with space for two vehicles, area in lawn, area in stones, paved ramp to front door, paved walkway.

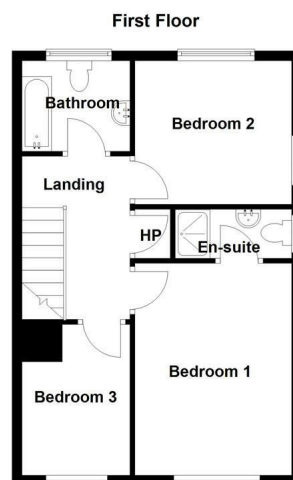
Rear - Fully enclosed, area in lawn, area in patio, area in brick paviour, outside tap and light, space for shed, bed in mature hedging, side gate for bin access, oil fired boiler, oil tank.











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

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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