



16 BIRCH CRESCENT

Newtownards BT22 1TE

Offers Around

£159,950

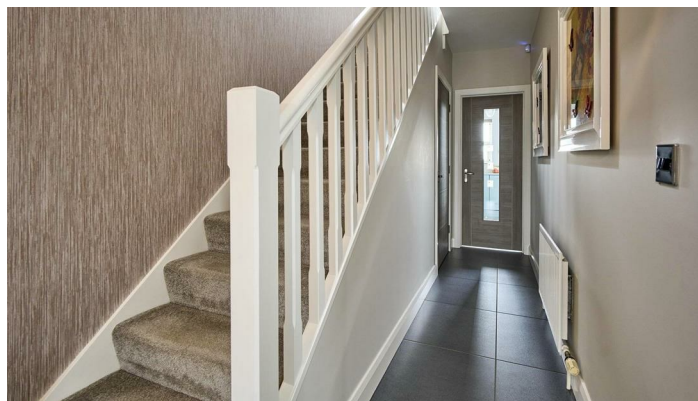


SEMI-DETACHED | 3  | 2  | 1 

Located within a small popular development within the picturesque coastal town of Ballyhalbert this is an ideal opportunity to purchase a recently modernised semi detached property with little left to do but just set your furniture in and enjoy.

KEY FEATURES

- Recently Modernised Semi Detached Home
- Located in a Small Popular Development Within the Picturesque Coastal Town of Ballyhalbert
- Local Amenities Including Shops, Schools and Fine Coastal Walks and Drives all Within Easy Reach
- No Expense Spared on Fixtures and Fittings
- Spacious Living Room with Cast Iron Wood Burning Stove
- Recently Fitted Kitchen with Excellent Range of Integrated Appliances, Quartz Work Surfaces and Ample Space for Dining
- Three Well Appointed First Floor Bedrooms
- Master with Newly Installed En Suite Shower Room
- Bathroom with Recently Installed White Suite
- Driveway Parking for Four Cars



ROOM DETAILS

GROUND FLOOR

Bedroom (1):
11'6" x 11'1"

Spacious Reception Hall:

En Suite Shower Room:

Living Room:
19'4" x 11'6"

Kitchen with Dining Area:
18'4" x 10'6"

FIRST FLOOR

Bedroom (2):
12'10" x 11'2"

Bedroom (3):
9'2" x 8'10"

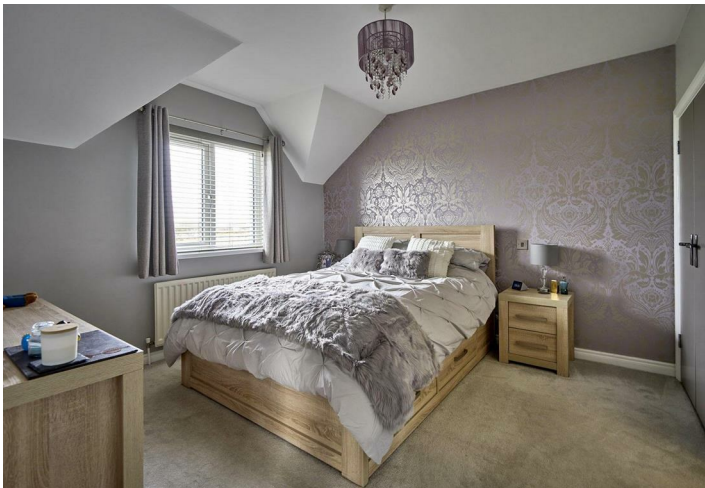
Bathroom:

Outside:



DIRECTIONS

Travelling along High Street, from Shore Road out of Ballyhalbert village, turn right into the Moatlands, left at the T-junction and immediately right which leads onto Birch Crescent.



THE LOCAL AREA

Offering the peace and quiet of a semi-rural town perfectly balanced with an abundance of amenities and attractions, Newtownards is regarded as one of the prime places to live in Northern Ireland. Its close proximity to Belfast means it is perfect for the daily commuter who prefers the solace of a quieter setting for residency. Many attractive homes enjoy the appeal of unrivaled idyllic seaside or rolling countryside views.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(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	

OUR BRANCHES

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