



1 ST. ANDREWS DRIVE

Newtownards BT22 1TW

Offers Around

£269,950



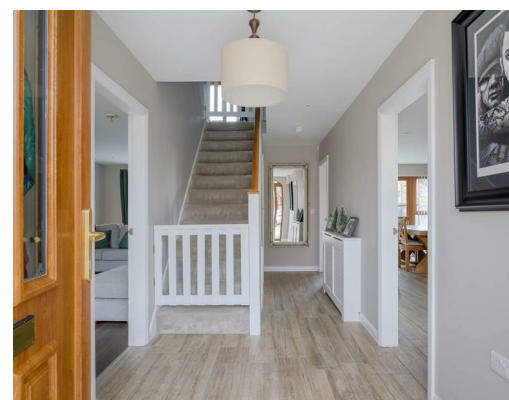
DETACHED

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Located in a cul-de-sac within this popular coastal development here is an ideal opportunity to purchase an attractive red brick detached family home which is extremely well presented throughout leaving little left to do but move in and enjoy.

KEY FEATURES

- Outstanding Detached Red Brick Family Home
- Cul-de-Sac Position Within Popular Coastal Development
- Well Presented Throughout Leaving Little Left to Do but Move in and Enjoy
- Good Sized Living Room with Cast Iron Wood Burning Stove
- Superb Modern Fitted Kitchen Open Plan to Casual Dining and Family Area
- uPVC Double Glazed French Doors onto the Rear Garden
- Kitchen Also Has Range of Integrated Appliances and an Island Unit
- Separate Utility Room
- Four Well Proportioned Bedrooms
- Main Bedroom with En Suite Shower Room
- Family Bathroom with Four Piece Suite to Include Bath and Separate Shower
- Additional Downstairs WC
- Oil Fired Central Heating
- uPVC Double Glazed Windows, Guttering and Soffits
- Front Garden in Lawns
- Driveway in Attractive Brick Paviour with Parking
- Fantastic Fully Enclosed Easily Maintained Rear Garden
- Extensive Paved Patio Barbecue Terrace, Artificial Grass and Shed
- Shed with Light and Power and Could Be Used as a Games Room or Bar
- Demand Anticipated to be High
- Easy Access to Ballywalter, Portaferry, Kircubbin, Greyabbey and Donaghadee



ROOM DETAILS

GROUND FLOOR	Utility Room	Bathroom
Entrance	Stairs to First Floor	OUTSIDE
Reception Hall	FIRST FLOOR	
Downstairs WC	Landing	
Living Room	Bedroom One	
23'8" x 10'8"	13'8" x 13'6"	
Superb Kitchen	Bedroom Three	
Open to Casual	13'4" x 10'8"	
Dining/Family Area	Bedroom Four	
23'8" x 20'8"	10' x 7'1"	



DIRECTIONS

Travelling towards Ballyhalbert on the Shore Road, turn right into St Andrews Point development. Take the first right, then the second right onto St Andrews Drive.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

OUR BRANCHES

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