



9 BURR POINT COVE

Newtownards BT22 1SU

Offers Around

£244,950



SEMI-DETACHED | 4  | 2  | 2 

Well presented throughout there is little left to do but move in and enjoy. The accommodation is bright, spacious and flexible with the ground floor comprising two bedrooms, one of which could be an additional reception room. There is also a shower room. Upstairs on the first floor you have a fantastic open plan living room to superb modern fitted kitchen with casual dining area.

KEY FEATURES

- Fantastic Semi Detached Home is Small Popular Coastal Development
- Well Presented Throughout Leaving Little to do But Move in and Enjoy
- Bright, Spacious and Flexible Accommodation
- Fantastic Living Room Open Plan to Superb Modern Fitted Kitchen with Casual Dining Area, Picturesque Sea Views to the Front and Country Views to the Rear
- Living Room with Cast Iron Wood Burning Stove, Feature Exposed Brick Wall and Juliet Balcony
- Kitchen with Range of Integrated Appliances
- Four Well Proportioned Bedrooms
- One of the Ground Floor Bedrooms Could be Used as an Additional Reception Room
- Ground Floor Shower Room with Three Piece Suite
- Second Floor Bathroom with Four Piece Suite
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Front Garden Area in Artificial Grass
- Rear Garden Has a Westerly Aspect Making it Ideal for Outdoor Entertaining, Enjoying the Sun or Taking in the Picturesque Views



ROOM DETAILS

GROUND FLOOR Utility Room

Entrance

Stairs to First Floor

Stairs to Second Floor

Reception Hall

FIRST FLOOR

SECOND FLOOR

Bedroom Three or Potential Family Room

Open Plan Living/Kitchen/Dining Area

Landing

11'7" x 9'10"

27'11" x 16'9"

Bedroom One
13'9" x 16'10"

Bedroom Four

Living Room

Bedroom Two
13'8" x 9'9"

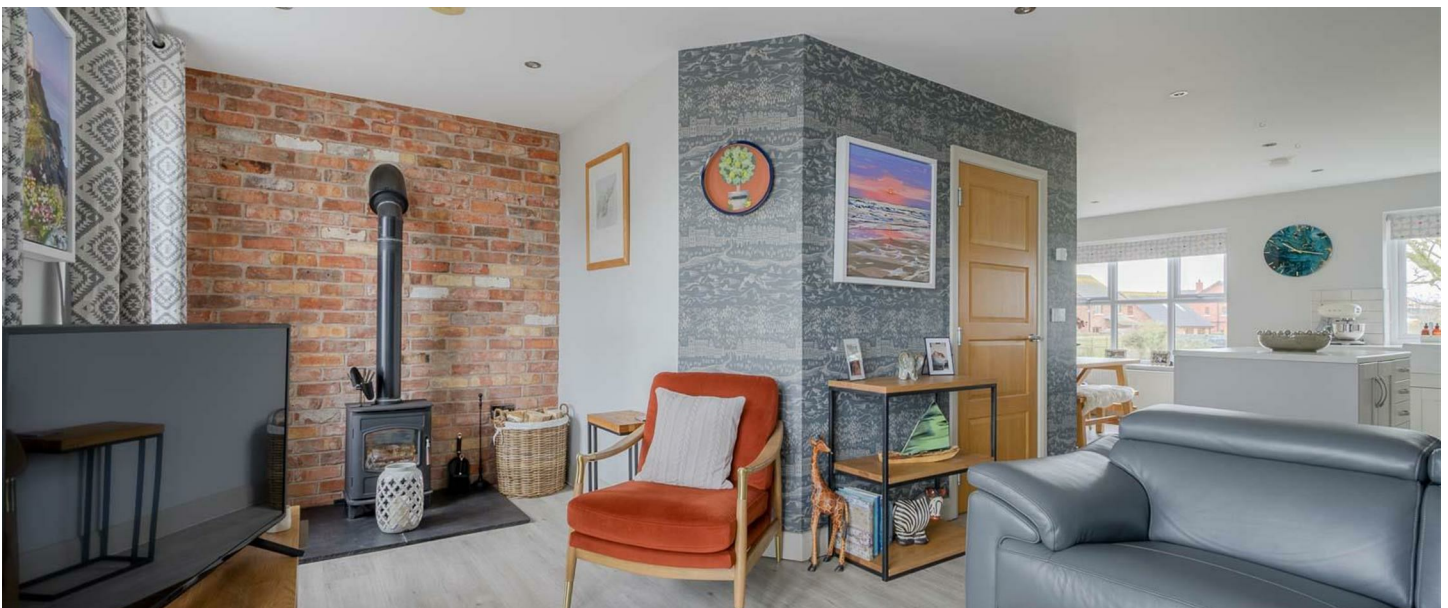
11'3" x 10'1"

Kitchen

Bathroom

Shower Room

OUTSIDE



DIRECTIONS

Travelling into Ballyhalbert from Ballywalter on Shore Road, turn Right into Burr Point Cove.



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		86	86
(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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