

66 Longfield Way  
Ballyhalbert, BT22 1GN

*Offers over £160,000*



**VICTORIA**  
**PINKERTON**

[victoriapinkerton.co.uk](http://victoriapinkerton.co.uk)

# Deceptively Spacious Five Bed End Townhouse in Ballyhalbert

Situated in the heart of the ever-popular coastal village of Ballyhalbert, this deceptively generous end townhouse offers an exceptional level of space and flexibility across three well-designed floors. Ideal for growing families or those seeking a peaceful seaside lifestyle with room to breathe, this home combines modern interiors with practical living.

Upon entering, you're welcomed into a well-proportioned lounge featuring a contemporary electric fire set against a stylish feature wall, creating a cosy yet sophisticated space to relax. The modern kitchen is thoughtfully laid out with ample dining space and benefits from French doors that open directly onto the rear garden, making it perfect for everyday living and entertaining alike. A convenient downstairs WC completes the ground floor.

On the first floor, you'll find two generously sized bedrooms, including a spacious master with a private ensuite shower room. A beautifully finished family bathroom, complete with a panelled bath and separate shower cubicle, adds further convenience.

The second floor offers three additional bedrooms, providing fantastic flexibility whether you need extra space for family, guests, or a home office setup. A second family bathroom on this floor, also featuring a panelled bath and separate shower, ensures comfort for all.

Outside, the property boasts a fully enclosed rear garden with a private patio area, ideal for enjoying sunny afternoons or dining al fresco. Additional benefits include oil fired central

heating and uPVC double glazing throughout, ensuring warmth and energy efficiency year-round.

With generous accommodation, modern finishes, and a sought-after coastal location, this is a rare opportunity not to be missed.







## PROPERTY FEATURES

- Deceptively Generous End Town House In Popular Coastal Village Of Ballyhalbert
- Downstairs WC
- Three Further Bedrooms On Second Floor
- Oil Fired Central Heating And uPVC Double Glazed
- Well Proportioned Lounge With Feature Wall Electric Fire
- Two Bedrooms On First Floor Including Master With Ensuite
- Second Floor Family Bathroom With Panelled Bath And Separate Shower Cubicle
- Modern Kitchen With Dining Space And French Doors Leading To Rear Garden
- First Floor Family Bathroom With Panelled Bath And Separate Shower Cubicle
- Fully Enclosed Garden With Patio Area











WHAT3WORDS: ///declares.overheard.falls

**VICTORIA  
PINKERTON**

[victoriapinkerton.co.uk](http://victoriapinkerton.co.uk)

**Bangor & Donaghadee**  
125 Main Street, Bangor BT20 4AE  
028 9147 9393

**Comber & Ards**  
7a The Square, Comber BT23 5DX  
028 9140 4100

## PROPERTY MEASUREMENTS

Hallway	10'2 x 6'5
Toilet	3'1 x 6'7
Living Room	13'4 x 17'9
Kitchen	13'7 x 17'10
Landing	10' x 8'9
Bedroom 1	12'8 x 13'5
Ensuite	12'8 x 3'2
Bedroom 4	8'2 x 10'4
Bathroom	6'6 x 8'5
Landing	13'7 x 8'7
Bedroom 2	16'2 x 9'4
Bedroom 3	10'5 x 8'4
Bedroom 5	9'1 x 8'4
Storage	3'3 x 3'7
Bathroom	6'5 x 8'4

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold  
Management Fees - Understood To Be £24 Per  
Quarter  
Rates - Understood To Be £1,049 Per Annum

Directions  
Located off the Shore Road.

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

\* For your information: The UK average rating is 'E50'.



These details are not part of any offer or contract. Statements in this document should not be considered factual; buyers must verify information through inspection or other means. Neither the vendor, Victoria Pinkerton, nor employees of Victoria Pinkerton are authorised to provide any representation or warranty regarding this property. Room measurements are approximate.