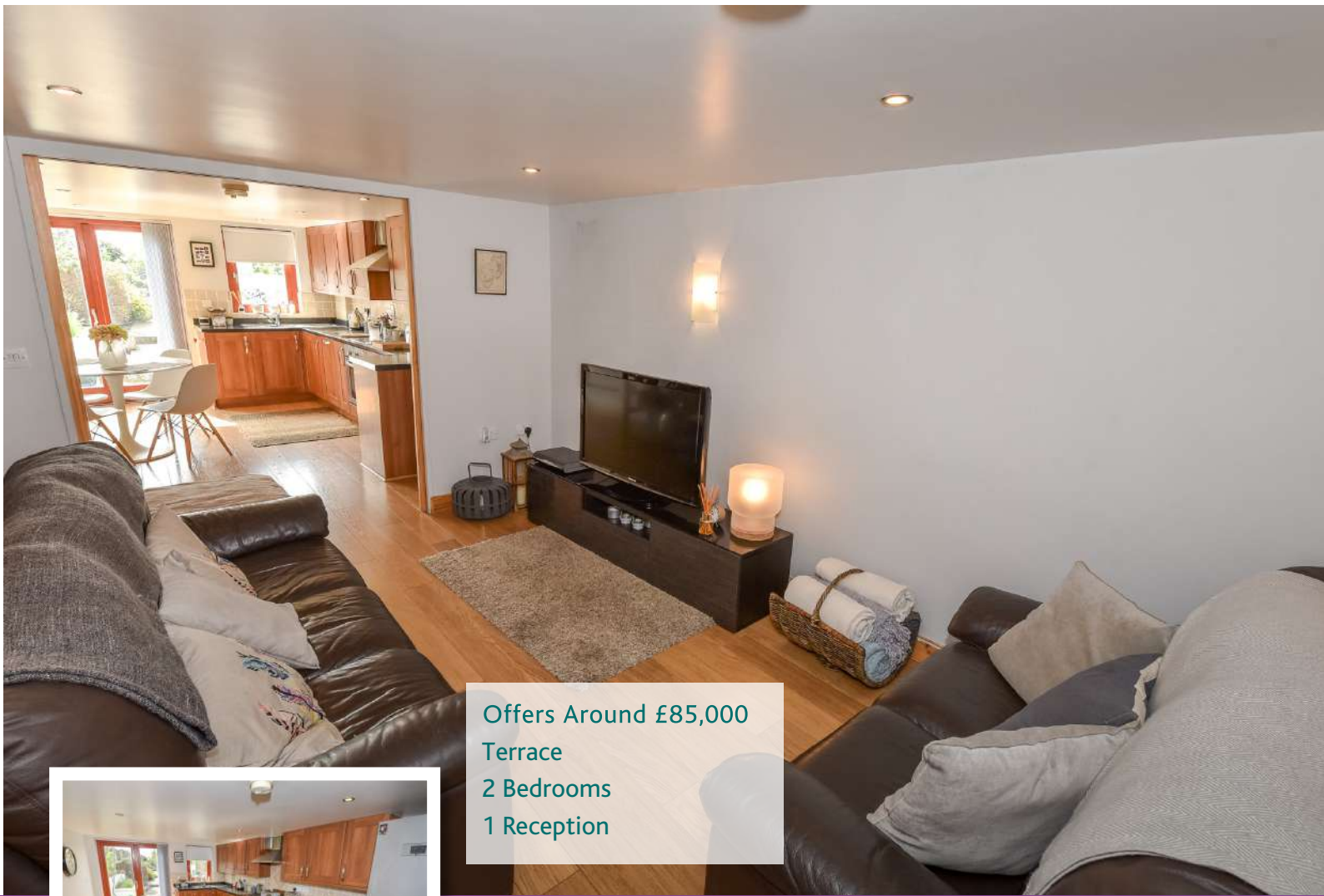




 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

54 HIGH STREET | Ballyhalbert, BT22 1BL
OFFERS AROUND £85,000



Offers Around £85,000
Terrace
2 Bedrooms
1 Reception



Property Features

- Beautifully Presented Cottage Style Property
- Extensively Renovated and Extended Throughout
- Spacious Living Room
- Good Sized Kitchen with Range of Appliances and Dining Area
- Two Bright & Airy Bedrooms
- Bathroom with White Suite, Bath, Separate Shower and Views Over Rolling Countryside
- Oil Fired Underfloor Heating
- Double Glazed Windows
- Pressurised Water System
- Cabled throughout with internet access points
- Beautifully Presented Landscaped Rear Garden Backing onto Open Countryside
- In Close Proximity to Shops, Beach and Primary School
- Ideal Purchase for First Time Buyer, Young Professional, Investor or Holiday Home Market

Accommodation

Ground Floor

Living Room
20'0" x 12'4"

Kitchen/Dining Area
16'0" x 11'0"

First Floor

Master Bedroom
13'7" x 8'0"

Bedroom Two
10'9" x 8'0"

Bathroom

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

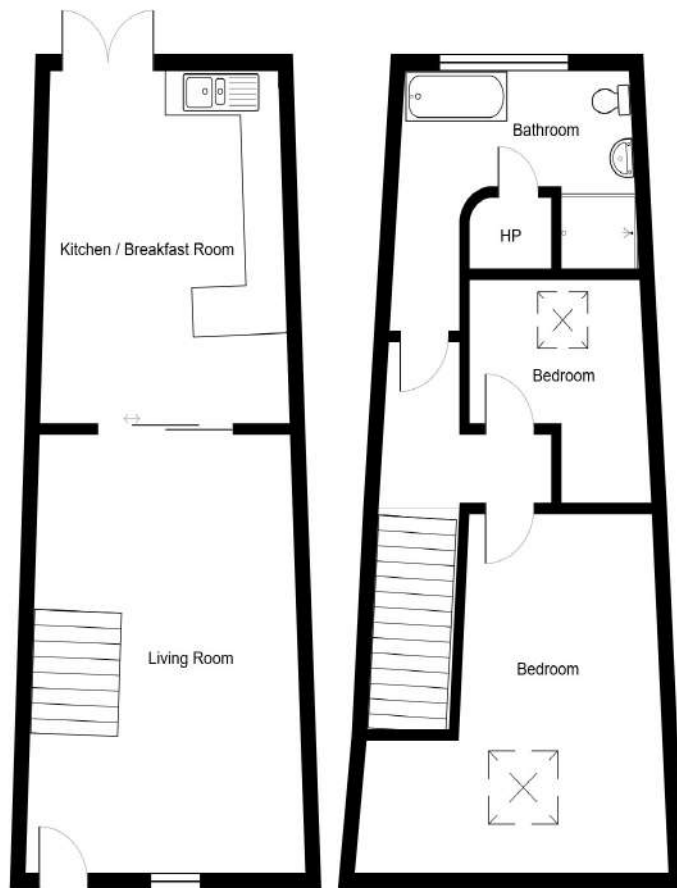
Offering much more than meets the eye here is an ideal opportunity for first time buyer, young professional, investor or holiday home market to purchase an extensively renovated and extended cottage style property with little left to do but move in and enjoy.

The owners have spent time, effort and money creating a property which retains a lot of the character associated with properties of this era yet has been brought up to speed to today's modern demands.

The property is bright on both levels with the ground floor comprising large living room and good sized modern fitted kitchen with range of appliances and dining area. Upstairs there are two bedrooms and a bathroom with separate shower and views over rolling countryside.

Outside there is a fully enclosed beautifully presented landscaped rear garden backing on to open countryside. Additional benefits include oil fired underfloor heating on both floors. Double glazed windows and modern levels of insulation throughout.





Directions

Heading into Ballyhalbert from Ballywalter at the roundabout turn right onto High Street and Number 54 is just past the shops on the left hand side.

All measurements are approximate and for display purposes only.



Viewing

By appointment through agent.

Free Valuation

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THE SUNDAY TIMES
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
		75	75

Bangor/Ards Peninsula

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