

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 VICTORIA ROAD,
BALLYHALBERT,**

OFFERS AROUND £325,000

Situated in the charming hamlet of Glastry, this delightful cottage-style home on Victoria Road, Ballyhalbert, Newtownards, offers a tranquil semi-rural setting perfect for those seeking a peaceful retreat.

Boasting four generously sized bedrooms, a luxurious kitchen, and a stylish bathroom, this property exudes comfort and elegance. The landscaped gardens enveloping the house provide a picturesque backdrop, ideal for relaxing or entertaining guests.

There are two inviting reception areas, one of which features a striking wall-mounted fire, adding a touch of warmth and sophistication to the space and one with double doors to the gardens.

In addition to the main house, a detached garage offers ample storage space or the potential for a workshop, catering to various needs.

With its idyllic location, well-appointed interiors, and charming features, this property on Victoria Road is a rare find that promises a harmonious blend of countryside living and modern comfort.



Key Features

- Beautiful Cottage Style Property On A Site Of Circa 0.25 Of An Acre
- Luxury Kitchen With Space For Dining And Separate Utility Room
- Landscaped Gardens With Seating Areas, Lawn And Mature Plants, Shrubs And Trees
- Within The Hamlet Of Glastry And Close To Both Ballyhalbert And Kircubbin
- Four Good Sized Bedrooms, All With Semi Rural Views
- Two Reception Rooms, One With Wall Mounted Fire And One With Double Doors To Garden
- Finished And Decorated Throughout To A High Standard
- Viewing Is Highly Recommended For This Delightful Property



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring, access to roof space, storage cupboard.

Living Room

18'2 x 13'10

Wood laminate flooring, feature shutters, wall mounted electric fire, views over front garden.

Kitchen/Dining Area

15'2 x 14'10

Luxury range of high and low level units, quartz work surfaces and upstands, undermounted sink with feature spray hose tap and built in drainer, integrated wine cooler, integrated dishwasher, integrated double oven, island with four ring hob, feature extractor fan and seating, space for informal dining, double doors to garden, recessed spotlighting, door to utility room, part tiled walls, laminate flooring.

Utility Room

10'2 x 3'7

Luxury range of low level units, quartz work surfaces and upstands, plumbed for washing machine, space for tumble dryer, part tiled walls, door to garden.

Family Room

18'1 x 11'3

Wood laminate flooring, doors to rear garden.

Bedroom 1

12'9 x 11'3

Double room, wood laminate flooring.

Bedroom 2

12'6 x 12'3

Double room, wood laminate flooring.

Bedroom 3

9'8 x 9'3

Double room, wood laminate flooring.

Bedroom 4

9'3 x 9'0

Double room, wood laminate flooring.

Bathroom

White suite comprising vanity unit with sink, storage and mixer tap, feature mirror, walk in shower enclosure with overhead shower and glazed screen, low flush wc, tiled walls, tiled flooring, extractor fan, recessed spotlighting.

Outside

Areas in lawn, paved entertaining areas, driveway in stone, mature plants, shrubs and trees, outside tap, outside light, semi rural views, detached garage.



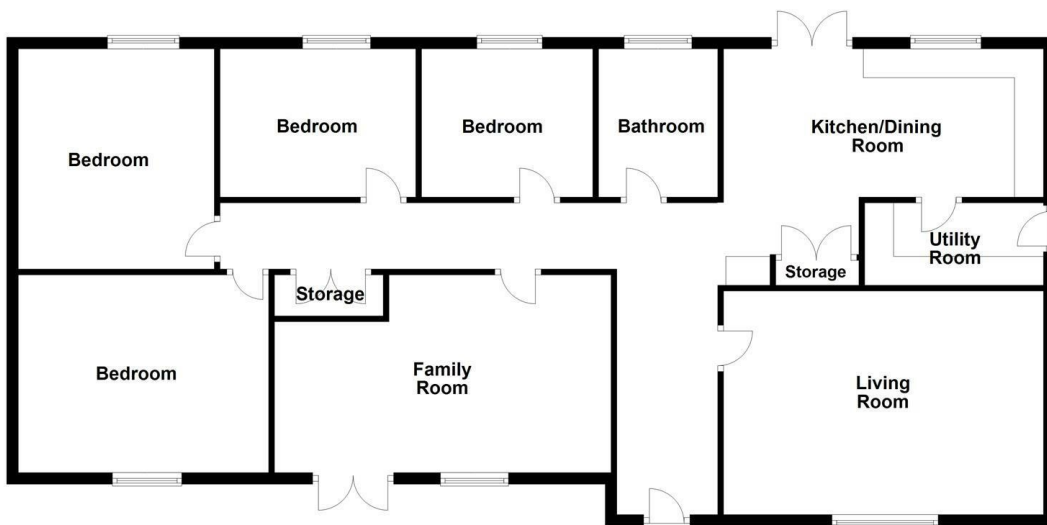








Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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