

ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**38 LONGFIELD WAY,  
BALLYHALBERT, BT22 1GN**

**OFFERS AROUND £164,950**



38 Longfield Way, Ballyhalbert is a well-presented family home offering spacious and practical accommodation in a popular residential location. Finished to a good standard throughout, the property provides a comfortable layout ideally suited to modern family living.

The ground floor comprises a welcoming entrance hall with useful under stair storage, a bright living room featuring a bay window and a dual burner stove, creating a warm and inviting atmosphere. The modern kitchen is fitted with a range of high and low level units, complemented by solid wood work surfaces and a central island with breakfast bar seating, providing an ideal space for both everyday living and entertaining. A separate utility room and convenient ground floor W/C add further practicality.

Upstairs, the property offers three well-proportioned bedrooms including a principal bedroom with ensuite shower room. A family bathroom fitted with a white suite completes the accommodation.

Externally, the home benefits from a tarmacked driveway providing parking for multiple vehicles, mature planting to the front and an enclosed rear area with patio and low-maintenance stone areas. The property also benefits from a garage with electric roller door.

This property will appeal to a wide range of buyers including first-time purchasers, young families and those seeking a modern home in a convenient coastal location. No onward chain.

## Key Features

- Well-Presented Family Home In A Popular Residential Area Of Ballyhalbert With No Onward Chain
- Bright Living Room With Bay Window And Dual Burner Stove
- Modern Fitted Kitchen With Solid Wood Work Surfaces And Island Breakfast Bar
- Separate Utility Room And Convenient Ground Floor W/C
- Three Well-Proportioned Bedrooms, Including Principal With Ensuite Shower Room
- Family Bathroom Fitted With A Modern White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Tarmacked Driveway, Enclosed Rear Garden And Garage With Electric Roller Door



### Accommodation Comprises

#### Entrance Hall

Tiled flooring, under stairs storage.

#### Living Room

18'6" x 11'1" into bay

Bay window, wooden mantle, tiled hearth, laminate flooring, dual burner stove.

#### Kitchen

17'7" x 11'0"

Modern range of high and low level units, solid wood work surfaces, island with breakfast bar seating, inset Belfast style sink with mixer tap, dishwasher, range cooker, stainless steel black extractor fan, space for fridge freezer, tiled flooring, access to rear.

#### Utility

7'1" x 6'2"

Built in storage, plumbed for washing machine/tumble dryer.

#### W/C

Low flush w/c, pedestal wash hand basin with mixer tap, tiled floor, extractor fan.

#### Bedroom 1

11'0" x 10'2"

Double bedroom.

#### Ensuite

White suite comprising, low flush w/c, pedestal wash hand basin with mixer tap, shower enclosure with overhead electric shower, tiled walls and floor, extractor fan.

#### Bedroom 2

12'4" x 8'5"

Double bedroom.

#### Bedroom 3

8'9" x 8'8"

Double bedroom, built in storage.

#### Bathroom

White suite comprising, low flush w/c, pedestal wash hand basin with mixer tap, paneled bath with mixer tap and overhead electric shower, glass shower screen, tiled floor and part tiled walls, extractor fan.

#### Outside

Rear: Area in patio, area in stones, oil tank, oil fired boiler, bin access to side, garage. Front: Tarmacked drive for multiple cars, paved walkway to front door, area in stones, area in mature shrubs and bushes.

#### Garage

9'10" x 19'8"

Electric, Up and over door.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

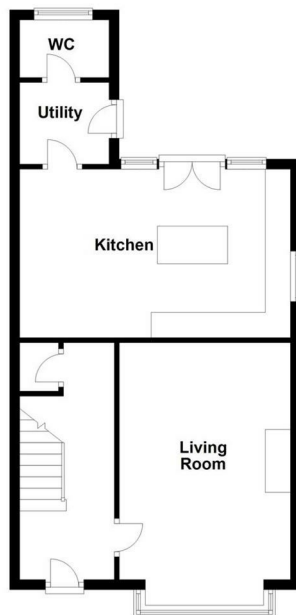
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

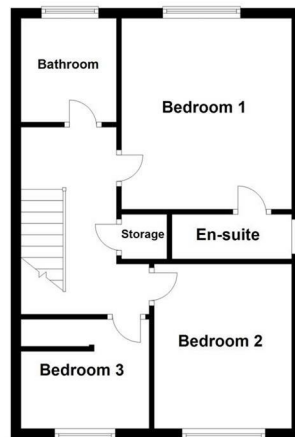




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		67	
(39-54) E			
(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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