ULSTER PROPERTY SALES
UPS

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028 9188 8000
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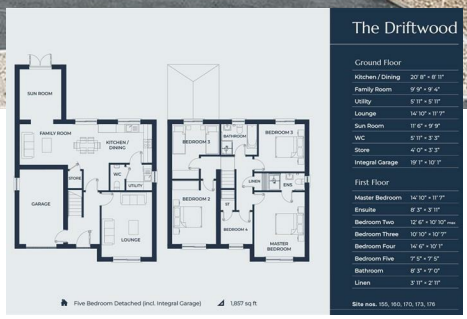
NETWORK STRENGTH – LOCAL KNOWLEDGE



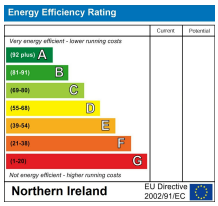
THE DRIFTWOOD, SITE 176 ST ANDREWS POINT, BALLYHALBERT, BT22

Welcome to St Andrews Point!

Set along the shores of the Irish Sea on the Ards Peninsula, this peaceful coastal village offers a life shaped by coast and calm, where sea air clears the mind and every day feels a little lighter.
Ideally placed for Newtownards, Bangor, and Belfast, it's a place for living and unwinding within an area of natural beauty and rich seafaring heritage.

At St Andrews Point, every detail captures this balance. A thoughtfully composed mix of 3, 4 and 5-bedroom Detached, Bungalows, Semi-Detached and Townhouses provide choice and character for every stage of life, each finished to a generous turnkey standard with refined interiors and practical design built for modern living.

Few places capture the soul of Co. Down quite like the Ards Peninsula, a landscape of beaches, harbour villages, and rolling farmland where the land meets the sea in perfect harmony. In Ballyhalbert, a sense of community runs deep, shaped by generations of seafarers and coastal life. Explore the nearby walking trails, breathe in the salt air at Ballywalter or Cloughey, or enjoy a Sunday drive around Strangford's villages for fresh seafood and harbour views. However, when you need the bustle of the city, Belfast is less than an hour away, with Bangor and Newtownards even closer, proof that peace and practicality can live side by side. At St Andrews Point, you can experience both the tranquillity of the coast and the comfort of connection.



ASKING PRICE £315,000

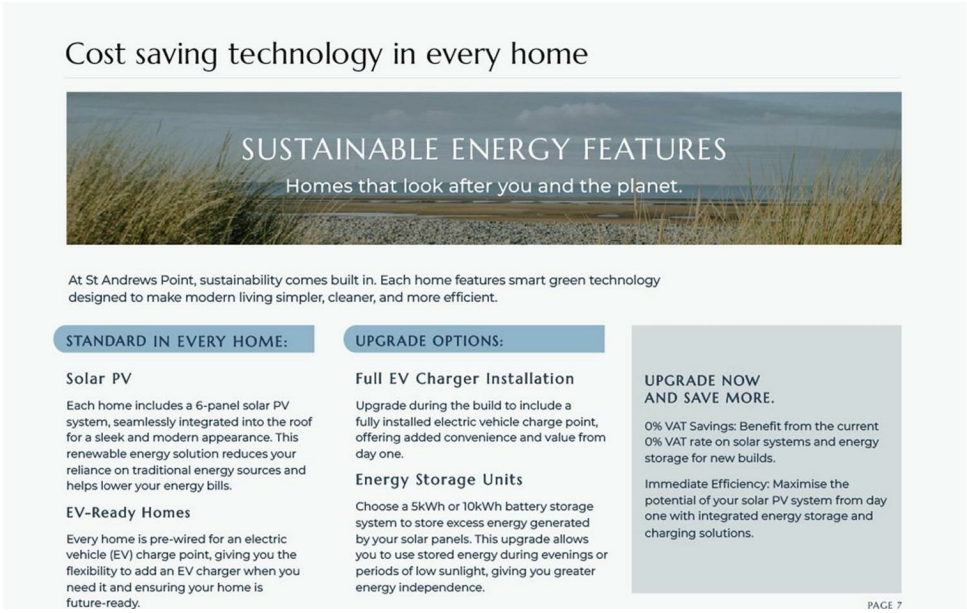
THE DRIFTWOOD, SITE 176 ST ANDREWS POINT, BALLYHALBERT, BT22

Key Features

St Andrews Point, Ballyhalbert

Site Map

House Name	Format	Sq ft	Site Nos.
The Haven	3 Bed Detached	1,124 sq ft	161
The Bramble	3 Bed Detached	1,128 sq ft	159
The Seagrass	4 Bed Detached + Garage	1,548 sq ft	157, 171, 175
The Croft	4 Bed Chalet Bungalow	1,430 sq ft	156, 158, 169, 172, 174
The Driftwood	5 Bed Detached + Garage	1,857 sq ft	155, 160, 170, 173, 176


Cost saving technology in every home

SUSTAINABLE ENERGY FEATURES

Homes that look after you and the planet.

At St Andrews Point, sustainability comes built in. Each home features smart green technology designed to make modern living simpler, cleaner, and more efficient.

STANDARD IN EVERY HOME:

Solar PV

Each home includes a 6-panel solar PV system, seamlessly integrated into the roof for a sleek and modern appearance. This renewable energy solution reduces your reliance on traditional energy sources and helps lower your energy bills.

EV-Ready Homes

Every home is pre-wired for an electric vehicle (EV) charge point, giving you the flexibility to add an EV charger when you need it and ensuring your home is future-ready.

UPGRADE OPTIONS:

Full EV Charger Installation

Upgrade during the build to include a fully installed electric vehicle charge point, offering added convenience and value from day one.

Energy Storage Units

Choose a 5kWh or 10kWh battery storage system to store excess energy generated by your solar panels. This upgrade allows you to use stored energy during evenings or periods of low sunlight, giving you greater energy independence.

UPGRADE NOW AND SAVE MORE.

0% VAT Savings: Benefit from the current 0% VAT rate on solar systems and energy storage for new builds.

Immediate Efficiency: Maximise the potential of your solar PV system from day one with integrated energy storage and charging solutions.

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Specification

Every detail considered. Every finish refined.

Each home at St Andrews Point is designed for lasting quality, comfort, and ease. From the choice of finishes to the energy-efficient systems that come as standard, every element reflects the Dunlop Homes commitment to thoughtful design and enduring value.

KITCHEN & UTILITY

- High-quality units with a choice of worktops, doors, and handles.
- Matching upstands to worktop.
- Integrated appliances to include electric hob, oven, extractor fan, fridge/freezer, dishwasher and washer/dryer.
- Concealed under-unit lighting in kitchen.

BATHROOMS & WC

- Contemporary white sanitaryware with chrome fittings.
- Separate shower in the bathroom (where applicable) or a shower over the bath.
- Chrome towel radiators.

CARPET & TILING

- Carpet to lounge, stairs, landing and all bedrooms.
- Floor tiling to hall, kitchen, utility, cloakroom, bathroom (and ensuite, where applicable).
- Wall tiling to shower enclosures, around the bath and splashbacks to all wash hand basins.

HEATING

- Oil fired central heating.
- Energy-efficient boiler fitted which provides hot water on demand.
- Thermostatically controlled radiators fitted throughout.

INTERNAL FEATURES

- Fitted with a Ring doorbell.
- Panelled internal doors with quality ironmongery.
- Walls, ceilings, doors and woodwork painted throughout.
- Generous electrical specification to include power points, TV points and phone points.
- Downlights to the kitchen, WC and bathroom.
- Smoke, heat & carbon monoxide detectors.

EXTERNAL FEATURES

- Extensive landscaping throughout the development.
- Paved patio areas.
- Hedging to selected sites.
- Lawns laid in turf to front and back gardens, (where applicable)
- External water tap.
- High-quality front door and uPVC windows.
- Homes finished with mix of brick and coloured render.
- Subtle sandstone detailing to selected house types.

SUSTAINABLE FEATURES

- All homes fitted with solar PV system
- Optional energy upgrades available on request

WARRANTY

- All homes come with a 10-year NHBC Warranty.

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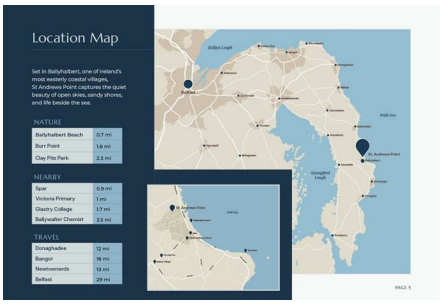
Location Map

Set in Ballyhalbert, one of Ireland's most easterly coastal villages, St Andrews Point captures the quiet beauty of open skies, sandy shores, and life beside the sea.

NATURE

Ballyhalbert Beach	0.7 mi
Burr Point	1.8 mi
Clay Pits Park	2.3 mi

NEARBY

Spar	0.9 mi
Victoria Primary	1 mi
Glastry College	1.7 mi
Ballywalter Chemist	3.5 mi

TRAVEL

Donaghadee	12 mi
Bangor	16 mi
Newtownards	18 mi
Belfast	29 mi

PAGE 5

GROUND FLOOR

Kitchen / Dining 20' 8" × 8' 11"
Family Room 9' 9" × 9' 4"
Utility 5' 11" × 5' 11"
Lounge 14' 10" × 11' 7"
Sun Room 11' 6" × 9' 9"
WC 5' 11" × 3' 3"
Store 4' 0" × 3' 3"
Integral Garage 19' 1" × 10' 1"

FIRST FLOOR

Master Bedroom 14' 10" × 11' 7"
Ensuite 8' 3" × 3' 11"
Bedroom Two 12' 6" × 10' 10" max
Bedroom Three 10' 10" × 10' 7"
Bedroom Four 14' 6" × 10' 1"
Bedroom Five 7' 5" × 7' 5"
Bathroom 8' 3" × 7' 0"
Linen 3' 11" × 2' 11"

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Sustainable Features

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Warranty

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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

THE DRIFTWOOD, SITE 176 ST ANDREWS POINT, BALLYHALBERT, BT22

WITH SAND, WITH SEA, WITH SOUL.

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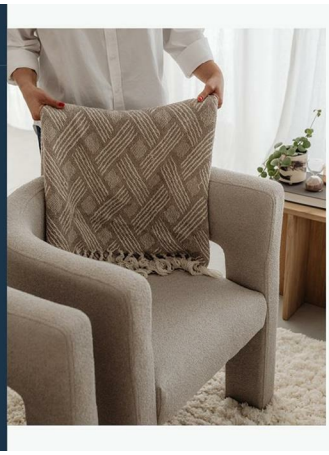

PAGE 2

The tranquility of the coast and the comfort of connection.

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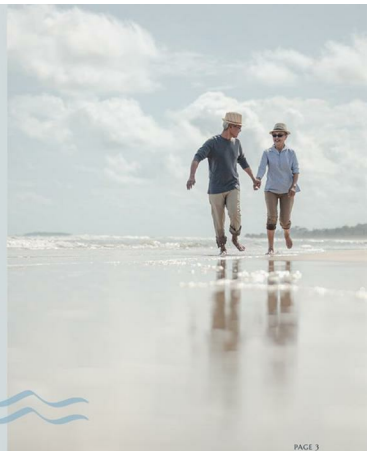

PAGE 3

Homes built with character, care & craftsmanship.

Every home is designed for modern living. From open, light-filled interiors to contemporary finishes and thoughtful details, each design combines everyday practicality with lasting style.

The development offers a beautifully balanced mix of 3, 4, and 5-bedroom homes, including Detached, Bungalows, Semi-Detached and Townhouses, each finished to Dunlop Homes' generous turnkey specification, meaning your new home is move-in ready from the moment you turn the key.

As an NHBC award-winning developer, Dunlop Homes is recognised for its dedication to design, quality, and sustainability. That same commitment continues at St Andrews Point, where smart green technology comes as standard and every home is designed to feel effortless to live in.

A home here is not just built for today, it is built for the future.

PAGE 4

The Driftwood (B2 & B3) | Five Bedroom Detached (incl. Integral Garage) | 1,857 sq ft

ST. ANDREWS POINT

BALLYHALBERT CO.DOWN

THREE, FOUR AND FIVE BEDROOM HOMES

THE DRIFTWOOD, SITE 176 ST ANDREWS POINT, BALLYHALBERT, BT22

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 Emma on .

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. 18593240

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.

The Property Ombudsman SALES
OFT Approved code

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