

**simonBRIEN**  
RESIDENTIAL

'Ard Na Mara'  
28B Killyvolgan Road,  
Ballywalter, BT22 2NX



Offers Around £465,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- A stunning country home of circa 3,200 sq ft
- Deceptively spacious, meticulously designed and offering modern conveniences
- Constructed c. 2008
- Large entrance hall with part double height ceiling
- Lounge with open fire and far reaching countryside views to Scrabo Tower
- Open plan luxury kitchen/ casual dining/ living space with Shaker style units, Rangemaster and views to the Irish Sea
- Sun Room with wood burning stove
- Formal dining room
- Utility room
- Five double bedrooms, Jack & Jill ensuite on ground floor
- Master with vaulted ceiling, Juliet balcony and stunning panoramic views to the Irish Sea
- Luxury family bathroom on ground floor
- Luxury shower room on first floor
- Two storey detached double garage: 26' x 20'6" with roller shutter door and large floored roof space
- Extensive gravel driveway with parking area including space for a leisure boat, tour caravan or horse box
- Positioned on circa 0.7 of an acre plot with far reaching views over surrounding countryside and Irish Sea
- Gardens to front & rear laid out in extensive lawns, decorative paved areas, timber decking, shrub beds and planting schemes
- Oil fired central heating system
- uPVC double glazed windows and doors
- Freehold

#### SUMMARY

Simon Brien Residential are delighted to bring to the open market this large, detached chalet bungalow with accommodation extending to around 3200 sq ft, and set within the heart of the Newtownards Peninsula, less than 3.5 miles to the historic village of Greyabbey, 2.6 miles to the sandy beaches in Ballywalter and only 10 miles to the shopping town of Newtownards.

Constructed circa 2008, the property was meticulously designed, set out, and packed with modern conveniences to help future-proof this stunning home for many years. The accommodation briefly includes: a large entrance hall with tiled floor, part double height ceiling, four great sized reception rooms, five double bedrooms, large open plan kitchen/ casual dining/ living space with Duck Egg Blue units, Granite tops and far reaching views to the Irish Sea, utility room providing space for laundry and pets, a luxury family bathroom on ground floor, luxury family shower room on the first floor and ample storage.

Set well back from the Killyvolgan Road on a privately owned gravel lane, the lane is owned by the neighbouring farmer with a formal Right of Way in place for ease of access. The property is nicely positioned on circa 0.7 of an acre and offers beautiful far reaching views over rolling countryside and the Irish Sea. There is a fantastic, two storey detached double with excellent gravel drive and parking facilities for several vehicles, a leisure boat, touring caravan or horse box.

All in all, a superb country home, offering a well balanced range of accommodation, large gardens, views and a two storey detached double garage. To arrange your viewing appraisal, please contact our Newtownards office on 02891 800700.



#### THE PROPERTY COMPRISES:

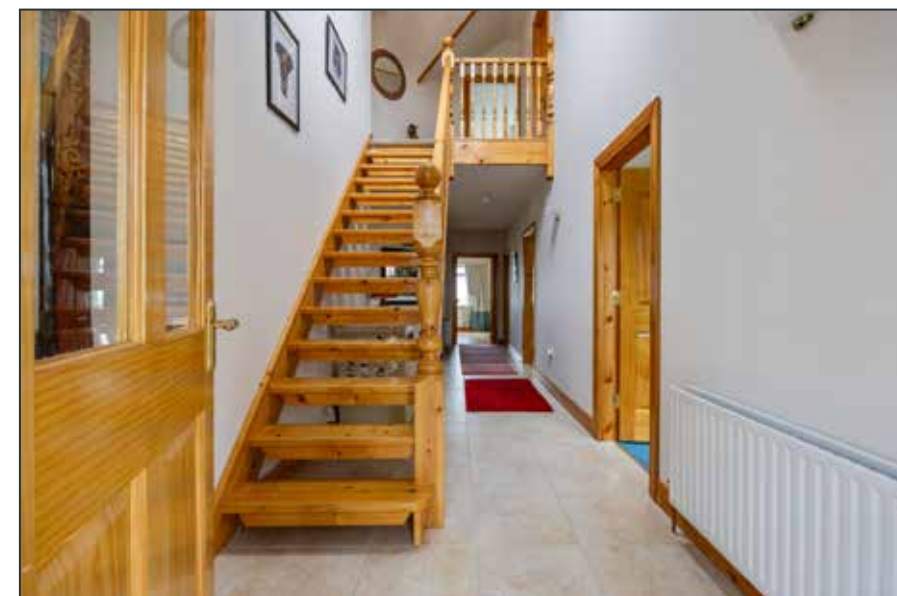
##### GROUND FLOOR

uPVC double glazed door to Enclosed Entrance Porch.



##### ENCLOSED ENTRANCE PORCH:

Ceramic tiled floor, far reaching countryside views, glazed door to Entrance Hall.



##### ENTRANCE HALL:

Ceramic tiled floor, double height ceiling, wall light points,

##### OFFICE:

**12' 6" x 9' 10" (3.81m x 3m)**

Far reaching views.





**LOUNGE:**  
**16' 5" x 14' 7" (5m x 4.44m)**

Feature carved pine fireplace surround, cast iron inset, open fire, granite hearth, dual aspect, polished oak floor, TV point.



**LUXURY FITTED KITCHEN/DINING:**  
**28' 10" x 13' 0" (8.79m x 3.96m)**

White 1.5 tub sink with mixer taps, excellent range of high and low level shaker style units, granite drainer and tops, free standing black Rangemaster range cooker, two ovens, six ring gas hob unit, grill and warming drawer, Inglenook style extractor hood with rustic brick surround and sleeper mantle, plumbed for American style fridge freezer, integrated dishwasher, concealed lighting, ceramic tiled floor, recessed spotlighting, dual aspect with views to the Irish Sea and far reaching countryside views, uPVC double glazed French doors to front covered entrance porch, glazed door to sun room, glazed door to Utility.







**UTILITY ROOM:  
8' 7" x 7' 0" (2.62m x 2.13m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, plumbed for washing machine, wall tiling, ceramic tiled floor, broom cupboard, uPVC double glazed French door to rear, views to Irish Sea over countryside.



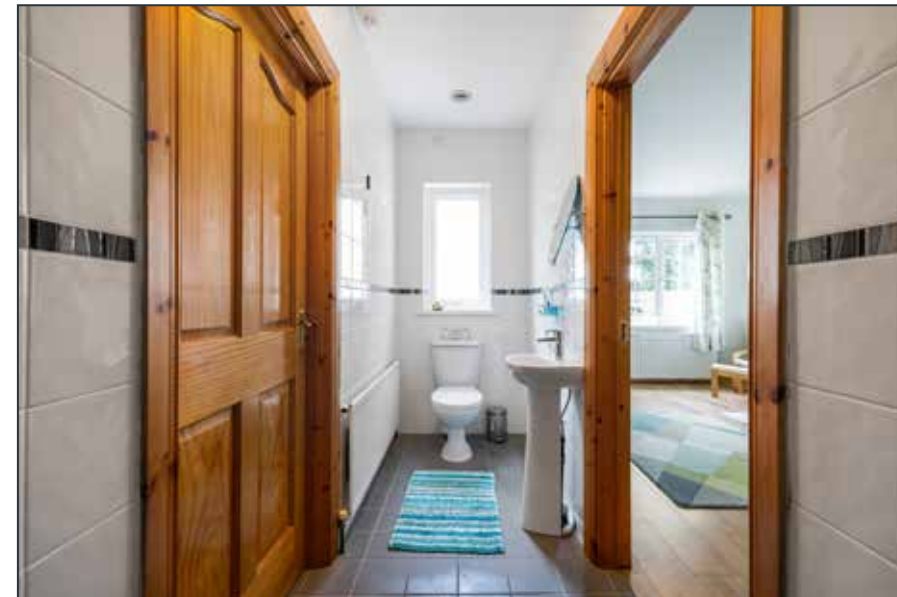
**SUN ROOM:  
14' 7" x 13' 4" (4.44m x 4.06m)**

Feature rustic brick fireplace, polished wooden mantle, wood burning stove, ceramic tiled floor, far reaching views over surrounding countryside and Irish Sea.



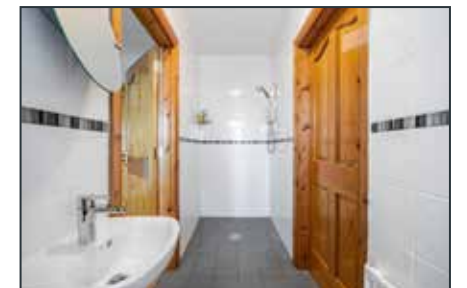
**BEDROOM (3):  
19' 5" x 12' 11" (5.92m x 3.94m)**

Polished laminate floor, dual aspect, TV point.



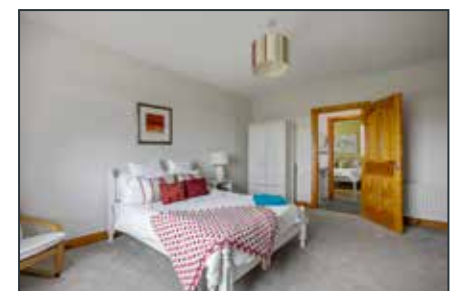
**JACK AND JILL ENSUITE:**

Modern white suite comprising: Large separate fully tiled walk in shower, Mira Sprint thermostatically controlled shower unit, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, extractor fan.



**BEDROOM (4):  
15' 10" x 12' 7" (4.83m x 3.84m)**

Far reaching countryside views to Irish Sea, access to Jack and Jill ensuite.







**BEDROOM (5):**  
**13' 10" x 10' 3" (4.22m x 3.12m)**

Polished laminate floor, TV point, far reaching countryside views to Irish Sea, currently being used as Formal Dining Room.



**LUXURY FAMILY BATHROOM:**

Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower over, large separate fully tiled shower cubicle with Mira Sport thermostatically controlled shower unit, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, extractor fan.



**FIRST FLOOR**

**LARGE LANDING:**

Fakro window, access to roofspace.

**LUGGAGE ROOM:**

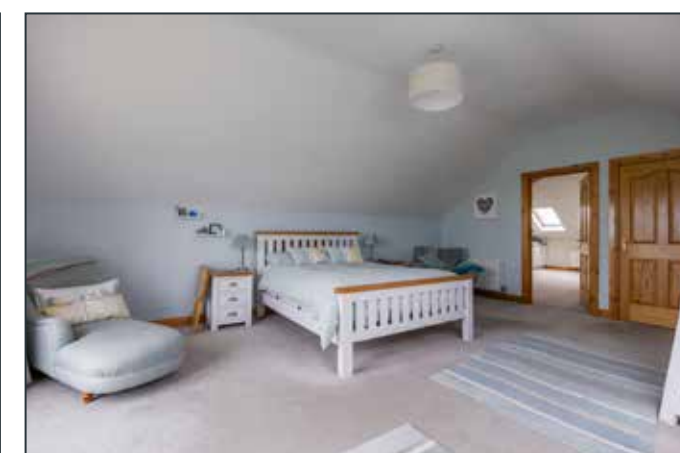
**16' 9" x 5' 11" (5.11m x 1.8m)**

Hotpress with copper cylinder and immersion heater.

**MASTER BEDROOM:**

**20' 0" x 16' 0" (6.1m x 4.88m)**

Partly vaulted ceiling, uPVC double glazed French doors to Juliet balcony with chrome hand rail and glass panels, stunning far reaching views over countryside to Irish Sea, eaves access, Fakro window.







**DRESSING ROOM:**  
**18' 10" x 10' 5" (5.74m x 3.18m)**

Excellent range of built in robes, drawers and shelves, partly vaulted ceiling, two Fakro windows, far reaching views.



**LARGE LUXURY SHOWER ROOM:**

Modern white suite comprising: Large fully tiled walk in shower cubicle with Aqualisa thermostatically controlled shower, rain head and telephone hand shower, glass panel, floating vanity unit with wash hand basin, mixer taps, drawers, push button WC, polished laminate floor, LED recessed spotlighting, Fakro window with far reaching countryside views.



**BEDROOM (2):**  
**20' 4" x 13' 0" (6.2m x 3.96m)**

Part vaulted ceiling, two Fakro windows, views to countryside and Irish Sea.



**OUTSIDE**

**LARGE DETACHED GARAGE:**  
**26' 0" x 20' 6" (7.92m x 6.25m)**

Remote control roller shutter door, light and power, three phase electrical supply, oil fired boiler, three uPVC double glazed windows with far reaching countryside views to the Irish Sea, plastered ceiling, painted.

**ROOFSPACE:**  
**26' 0" x 20' 6" (7.92m x 6.25m)**

Floored, front and rear uPVC double glazed windows with far reaching views. Approached via large gravel driveway with ample parking and turning area for cars, a touring caravan or a leisure boat.

Gardens to front, side and rear in large lawns, circular paved patio with feature wall, gravel path, timber decking, well stocked flowerbeds in trees, shrubs and planting schemes, vertical sleepers, paved patio areas, views to Irish Sea over rolling countryside.

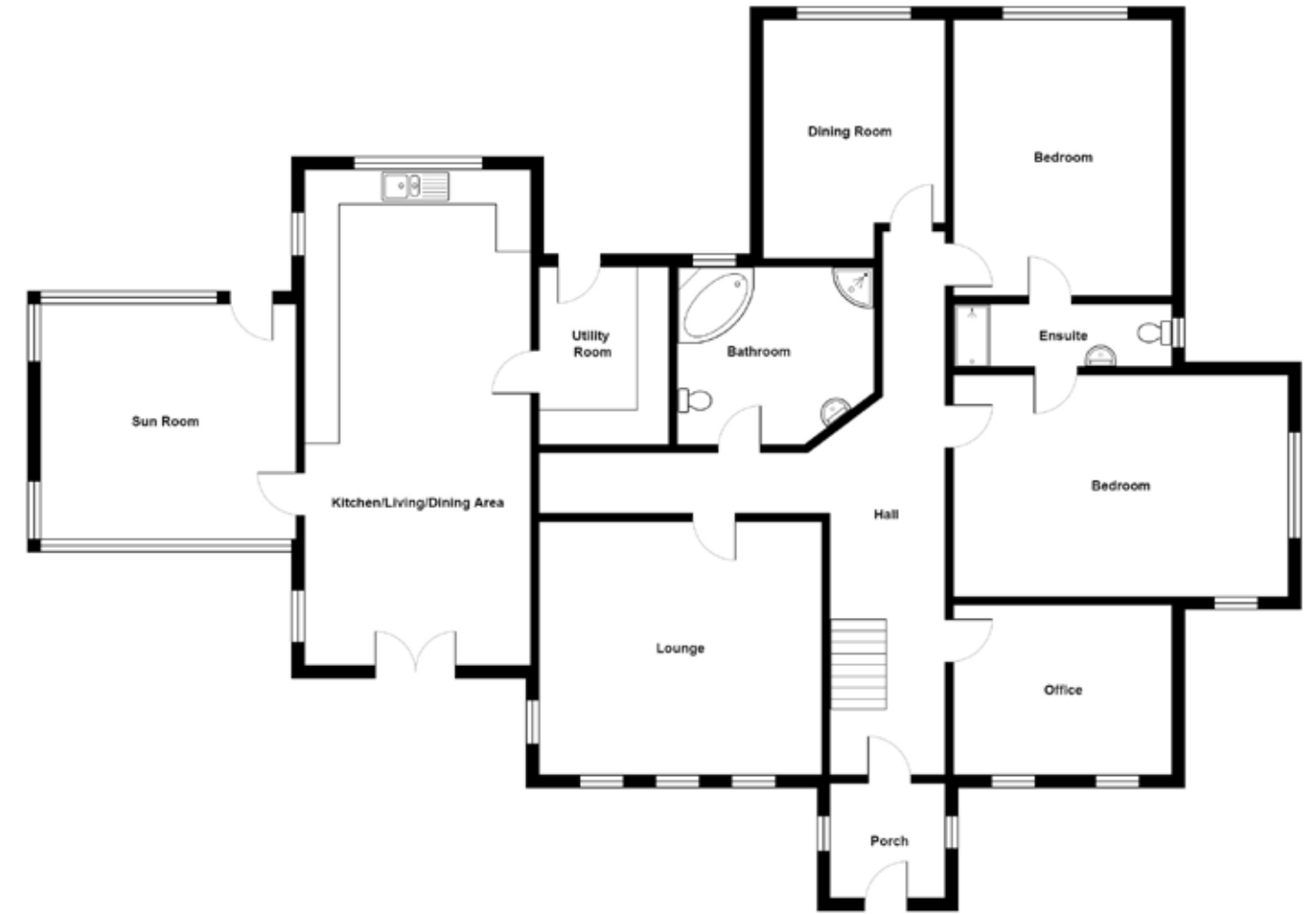
Rates: £1873.08













# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/B/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2020-2762-5140-8700-6891

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