

simon**BRIEN**  
RESIDENTIAL

51 Ringhaddy Road,  
Killinchy, Newtownards, BT23 6TU



Asking Price £650,000

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[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Appealing Detached Bungalow On a Unique Waterfront Site With Magnificent Lough Views
- Spacious Lounge/Dining Area With Delightful Lough Views Plus Glazed Garden Room
- Two Bedrooms Including Master With Shower Room Ensuite and Walk In Robe
- Spacious Bathroom
- Oil Fired Central Heating And Double Glazed Windows
- PVC External Joinery
- Detached Double Garage, Tarmac Driveway And Additional Parking
- Direct Access To Ringhaddy Sound And Strangford Lough

#### SUMMARY

With its front lawn sweeping to the water's edge of Ringhaddy Sound enabling uninterrupted views over Strangford Lough and Islandmore with its famous "Blue Cabin", the position of this detached bungalow is without a doubt spectacular.

The well-sheltered natural deep water anchorage of the sound is home to the adjoining Ringhaddy cruising club, which ensures an interesting vista of water-based activities, which when combined with the abundant natural wildlife, for which the lough is renowned, makes this location both idyllic and unique.

Less than 10 miles from Comber, 5 miles from the historic castle town of Killyleagh and approximately only 40 minutes from Belfast City Airport, the property is by no means isolated yet enjoys a peaceful tranquillity not always associated with coastal locations.

The sale of this easily managed home will offer a rare opportunity to acquire a desirable lifestyle on a holiday or full-time basis in one of the country's "hidden gems" - An area designated as being of outstanding natural beauty and steeped in history with its neighbouring 15th Century Towerhouse and 13th Century church ruins.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Spacious tiled entrance porch. Hardwood front door and matching side panel to Entrance Hall.

##### ENTRANCE HALL:

Cloaks cupboard and hotpress in rear hall.



##### LOUNGE/DINING ROOM: 26' 3" x 14' 11" (8m x 4.55m)

Vaulted pine ceiling, stone fireplace and hearth, delightful views over Ringhaddy Sound. Sliding double glazed doors to Garden Room.





**KITCHEN:**

**17' 6" x 13' 5" (5.33m x 4.09m)**

Range of high and low level units including glazed leaded light dresser unit, laminate work surfaces, integrated Hotpoint washing machine, built in oven, integrated fridge/freezer, display shelving, 1.5 tub resin sink unit with mixer taps, 5 ring hob unit, wall tiling, dining space. Sliding double glazed doors to patio and garden.



**SPACIOUS GARDEN ROOM:**

Ceramic tiled floor, sliding double doors to garden and patio. Uninterrupted Lough views.





**UTILITY ROOM:**  
**13' 5" x 7' 0" (4.09m x 2.13m)**

Range of high and low level units, laminate work surfaces, inset single drainer stainless steel sink unit with mixer taps, ceramic tiled floor, plumbed for washing machine.



**PRIMARY BEDROOM:**  
**19' 7" x 11' 7" (5.97m x 3.53m)**

Walk in dressing room, sliding doors to Garden Room, Lough views.

**ENSUITE SHOWER ROOM:**

White suite comprising: Corner shower cubicle, Triton electric shower unit, pedestal wash hand basin with mixer taps, low flush WC, bidet, fully tiled walls.





**BEDROOM (2):**  
17' 0" x 10' 0" (5.18m x 3.05m)



**LARGE BATHROOM:**  
9' 10" x 8' 9" (3m x 2.67m)  
Panelled bath with mixer taps, thermostatically controlled shower unit, pedestal wash hand basin with mixer taps, low flush WC, bidet and fully tiled walls.

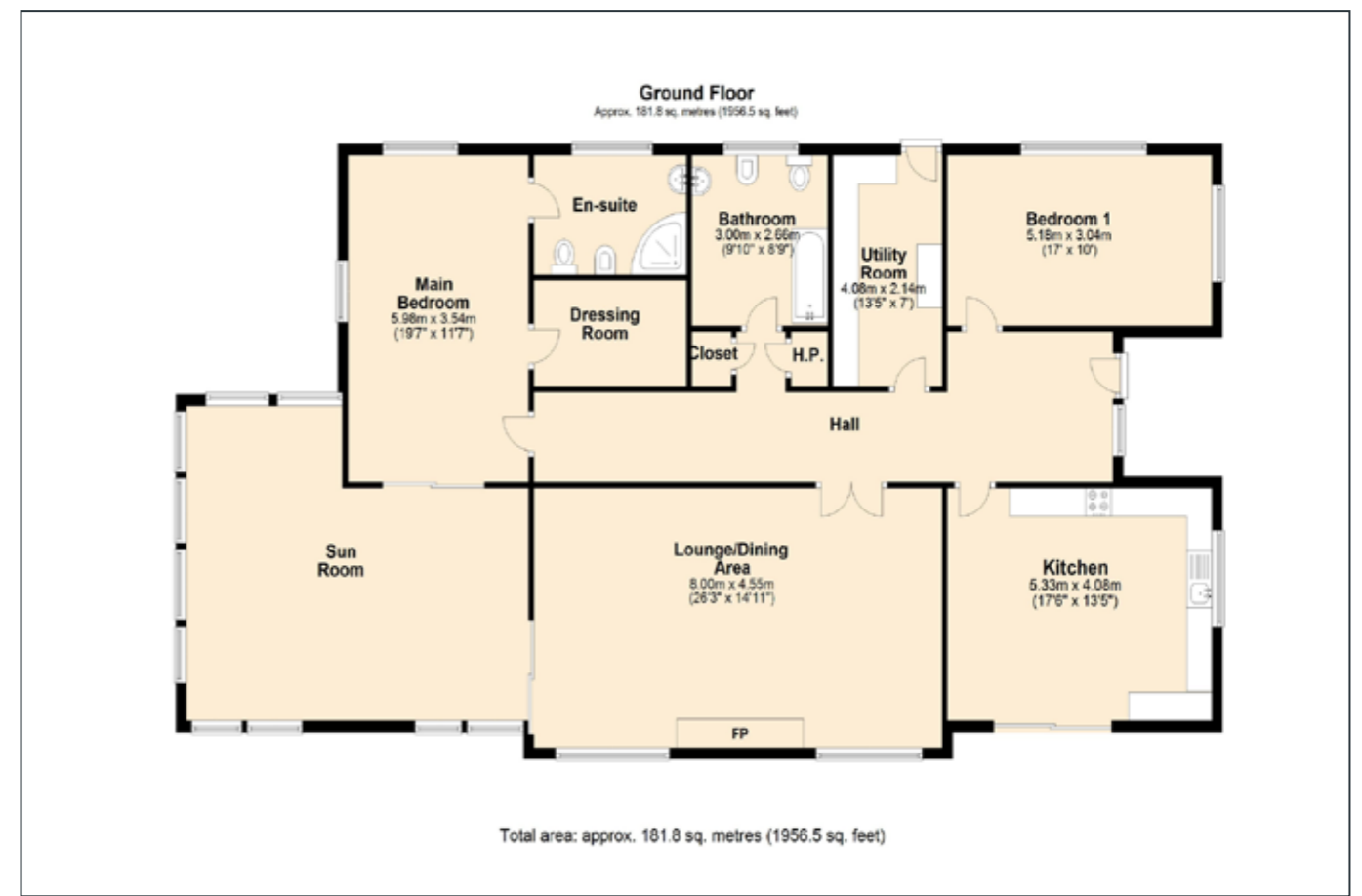


**OUTSIDE**

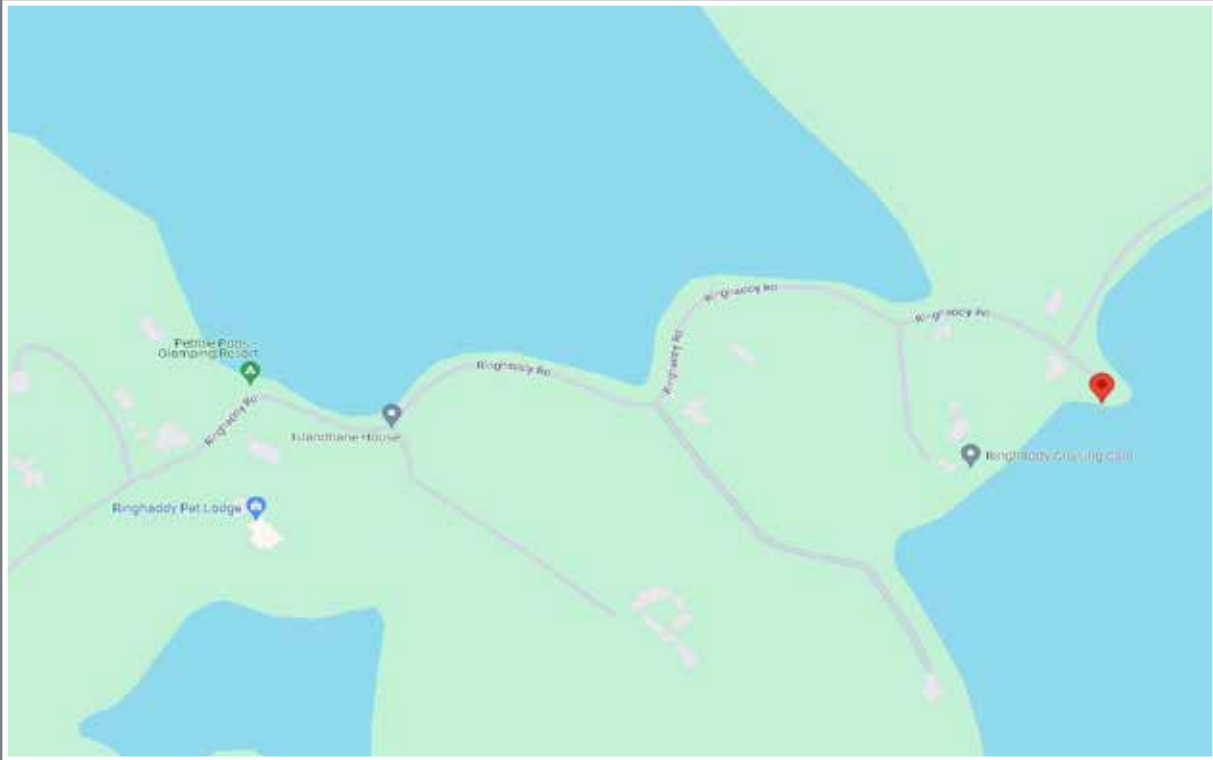
**DETACHED MATCHING GARAGE:**

Up and over door, light and power. Private tarmac driveway and parking areas, outside floodlighting. Spacious mature site in lawn to the front running to the water's edge. Wooded and private to the rear with shrub beds offering enormous potential for further development (subject to approvals).





# 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: SHJD/G/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	44 E	
21-38	F		
1-20	G		

EPC REF: 2515-1121-1859-1281-1459

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