

simon**BRIEN**
RESIDENTIAL

16c Cardy Road,
Greyabbey, BT22 2LS



Asking Price £385,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- A stunning Detached Country Cottage
- Flexible Accommodation
- Four Bedrooms (main with ensuite shower room)
- Living Room
- High Quality Kitchen With Dining Area
- Luxury Bathroom
- Separate Utility Room
- Floored Roofspace
- Integrated Garage
- Oil Fired Underfloor Central Heating
- Sliding Sash PVC Double Glazing
- Pleasant Gardens To Front, Side And Rear on 0.7 Acres Site
- Garden Room with power and light
- Large Timber Shed/Garage
- High Standard Of Specification And Presentation Throughout
- Hugely Popular And Sought After Rural Location 5 Minutes From Mount Stewart Estate, 10 Minutes From Newtownards
- Viewing Strongly Recommended

SUMMARY

Constructed in 2008 in the style of a farmhouse cottage, this deceptively spacious detached bungalow offers excellent modern accommodation for all the family and is surrounded by unspoilt countryside in a superb rural location.

Whilst the cottage is traditional in style, it was built with modern materials to the highest of specification this is a perfect combination of old meets new.

The interior has been designed to offer the maximum of flexibility to suit individual needs with the potential of four bedrooms, or three and two reception rooms together with high quality kitchen with dining area, bathroom and ensuite.

Surrounded by pleasant and manageable gardens in a 0.7 acre site, this is a most appealing family home and one which has to be viewed internally so as to fully appreciate all it has to offer.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

Quarry tiled floor.



ENTRANCE HALL:

Quarry tiled floor.



LIVING ROOM:

20' 0" x 14' 4" (6.1m x 4.37m)

Fireplace with gas stove, wired for wall lights, open to Kitchen, Quarry tiled flooring.



KITCHEN:

14'1" x 10'6" (4.3m x 3.2m)

Hand crafted solid oak units, fridge freezer, recess for cooker, polished granite work surfaces, double Belfast sink unit, built in dish washer, Quarry tiled flooring.

UTILITY ROOM:

9' 10" x 9' 7" (3m x 2.92m)

Range of fitted units, double Belfast sink with mixer taps, polished granite work surfaces, plumbed for washing machine.



BEDROOM (1):
16' 9" x 10' 4" (5.11m x 3.15m)

Quarry tiled floor.



ENSUITE BATHROOM:

Slipper bath with mixer taps and shower fitting, wrap around shower cubicle with thermostatic shower, vanity unit with polished granite plinth and bowl sink with mixer taps, high flush WC, Quarry tiled flooring.



BATHROOM:

White suite comprising: Shower bath with mixer taps and telephone hand shower, high flush WC, vanity sink unit with polished granite plinth. Ensuite also to Bedroom 2, Quarry tiled flooring.



BEDROOM (2):
10' 1" x 10' 0" (3.07m x 3.05m)
Quarry tiled flooring.



BEDROOM (3):
10' 0" x 9' 10" (3.05m x 3m)
Quarry tiled flooring.

BEDROOM (4):
11' 10" x 10' 0" (3.61m x 3.05m)
Currently used as study, Quarry tiled flooring.





OUTSIDE

GARAGE:
14' 0" x 12' 5" (4.27m x 3.78m)

Oil fired boiler and pressurised water cylinder.

Outside to the rear is a stone path with mature gardens laid in lawn with hedging and a profusion of shrubs.

GARDEN ROOM:
9' 7" x 9' 2" (2.92m x 2.79m)

Power and light.

SHED:
19' 9" x 9' 8" (6.02m x 2.95m)

Power and light.

Double entrance gate to loose stone driveway. To the front is a garden with natural rockery laid in lawns bordered by mature hedging.

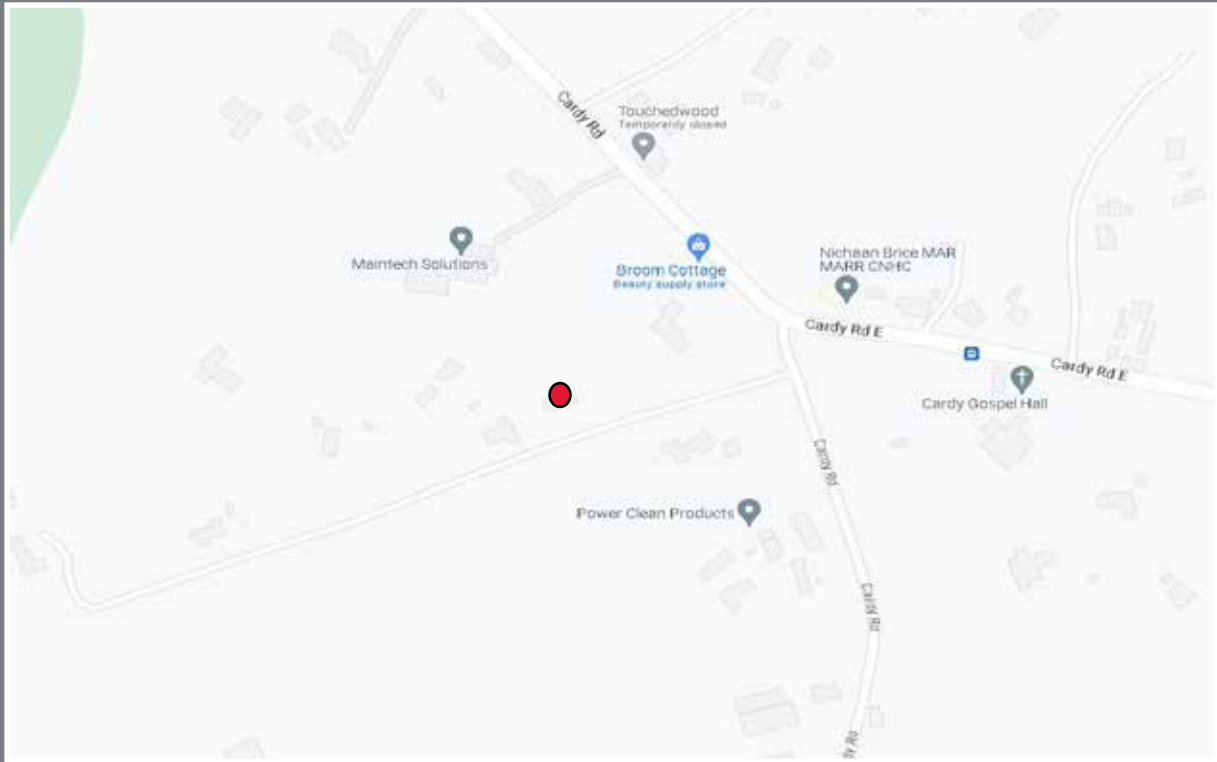


FLOOR PLANS



All measurements are approximate and for display purposes only

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



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/H/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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