



3 BALLYBRYAN ROAD

NEWTOWNARDS BT22 2RB

Offers Around

£425,000



BUNGALOW - DETACHED

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KEY FEATURES

Detached Bungalow with Equestrian Facilities
Situating on a Semi Rural Site of Around 5 ½ Acres
Property is Accessed via its Own Privately Owned Lane
Easily Accessed Fields/Paddocks to Both Sides and to the Rear of the Property
Detached Bungalow with No Onward Chain
Living Room with Cast Iron Wood Burning Stove
Kitchen with Casual Dining Area
Three Bedrooms
Potential to Add En Suite to Main Bedroom Subject to Necessary Approvals
Shower Room with Three Piece Suite
Separate Utility Room
Oil Fired Central Heating
uPVC Double Glazed Windows
Fields All Supplied with Water
Large Barn with Light, Power and Two Stables and Storage Area to the Rear
Large Fenced Area with Gravel Surface with Potential Area for Ménage
Large Garage with Power and Light
Three Loose Boxes and Tack Room/Workshop
Outside Wash Room
Quiet Roads for Hacking
Conveniently Positioned with Easy Access to Greyabbey, Newtownards and Other Coastal Towns
Mount Stewart Gardens, Portaferry Aquarium and Other Tourist Attractions Close By
1/2 mile from Rosemount Estate which has the British Horse Society's Greyabbey Toll Ride, 6.5km of off-road, Purpose-Built Equestrian Trails Accessible All Year Round
Just Over 2 Miles From Ballywalter Beach, Accessible To Horses All Year Round
Demand Anticipated to be High and From a Wide Range of Prospective Purchaser
Property Currently Used for Equestrian Interest but Has Other Potential Uses
Properties of this Nature Rarely Make it to the Open Market
Early Viewing Essential



ROOM DETAILS

ENTRANCE

ENCLOSED

ENTRANCE

PORCH

LIVING ROOM

13'1 x 12'6 at widest points

KITCHEN WITH
CASUAL DINING

AREA

14'1 x 9

UTILITY ROOM

SHOWER ROOM

INNER HALLWAY

BEDROOM ONE

10'5 x 9'3

BEDROOM TWO

11'7 x 9'5

BEDROOM THREE

12' x 6'1

OUTSIDE

GARAGE

21' x 23'5

LARGE BARN TO

THE REAR

60 x 90

OUTSIDE WASH

ROOM



DIRECTIONS



THE LOCAL AREA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

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