



4 Ardara Avenue, Dundonald, BT16 2BZ  
Offers in the region of £595,000





GERARD MCCLINTON  
ESTATE AGENT

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# 4 Ardara Avenue

## Dundonald, BT16 2BZ

- Newly Renovated Red Brick Detached Residence on Private Road
- 2 Separate Reception Room - Both with Multi Fuel Stoves & Herringbone Flooring
- Separate Utility / Laundry Room With Storage & Space for Appliances
- New Slate Roof, Newly Repointed, New PVC Rainwater Goods, New Double Glazed Windows
- Re Wired, Fully Replastered & Redecorated, Newly Built Garage
- 4 Bedrooms - 2 With En Suite Shower Rooms
- Designer Kitchen with quartz island, fitted appliances and high-end Blanco Fittings
- Ground Floor Shower Room & Contemporary First Floor Family Bathroom
- New Gas Central Heating & Plumbing, New Underfloor, Wall & Roofspace Insulation

Step inside this beautifully restored circa1920's home where timeless character meets high-end modern living.

From the moment you step through the original entrance door, you're greeted by elegant herringbone flooring, subtle recessed lighting, and the charm of the original staircase — a perfect introduction to the refined style that continues throughout. Every detail has been carefully considered, from the bespoke skirtings and new doors to the warm underfloor insulation that adds both comfort and sophistication.

The ground floor flows seamlessly from one stunning space to the next. Two elegant reception rooms, each with their own multi-fuel stove and generous natural light, offer the perfect settings for both quiet evenings and lively gatherings. The heart of the home, however, is the showstopping kitchen — a high-spec two-tone design with quartz worktops, fluted wood detailing, and a central island that serves as both a workspace and a social hub. Integrated appliances and a premium Blanco tap offering sparkling, filtered, boiling, and chilled water elevate this kitchen far beyond the ordinary. Large double doors open onto the family sized garden with a new decked area — a private retreat ideal for entertaining or relaxing in style.

Upstairs, plush deep-pile carpets guide you through a calm and luxurious sleeping space. The master bedroom complete with a designer en-suite featuring an oversized rainfall shower and fluted vanity unit. Additional bedrooms are finished to the same impeccable standard, with another en-suite and a stunning family bathroom with feature fluted bath with free standing taps and separate shower.

Outside, the home is framed by a newly laid gravel driveway, a sleek single garage, and a generous rear garden that balances elegance with everyday practicality. Every inch of this home speaks to quality craftsmanship and considered design — a true modern classic that's ready to move into and fall in love with.



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### Entrance hall

**Reception 1** 23'3" x 12'9" (7.1 x 3.9)

**Reception 2** 16'8" x 11'9" (5.1 x 3.6)

**Ground floor shower room** 6'6" x 5'2" (2 x 1.6)

**Dining kitchen** 23'11" x 12'5" (7.3 x 3.8)

**Utility room** 8'10" x 7'6" (2.7 x 2.3)

**first floor landing**

**Master bedroom** 12'5" x 12'5" (3.8 x 3.8)

**Master ensuite** 6'2" x 5'10" (1.9 x 1.8)

**Bedroom two** 11'5" x 9'4" (3.5 x 2.85)

**Ensuite** 7'10" x 3'7" (2.4 x 1.1)

**Bedroom 3** 12'11" x 9'3" (3.96 x 2.83)

**Bedroom 4** 12'9" x 9'10" (3.9 x 3)



**Bathroom**

**Outside**

**Directions**



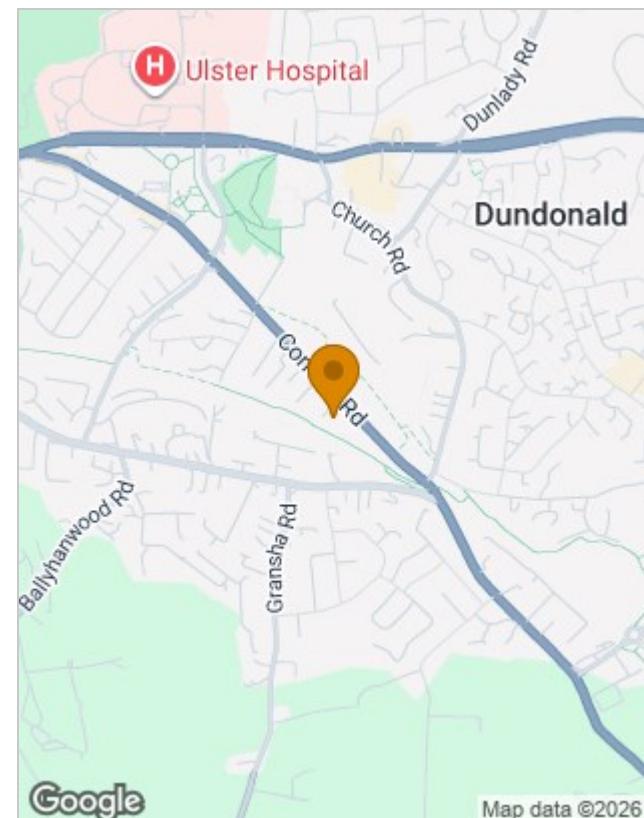


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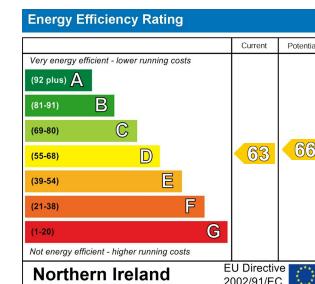
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.