



11B Balligan Road Newtownards, Kircubbin, BT22 2RA

"A simply outstanding detached rural home, full of unique design touches, that can only be fully appreciated through an internal viewing". Individually designed and built this property enjoys a site of approximately 0.8 acres and is a dream with approximately 3,000 sq ft of internal living space, not to mention the double garage with games room, office/den and separate workshop.

Offering 2 ground floor double bedrooms and up to 3 first floor bedrooms, including master with generous dressing room, this home centres around the open plan kitchen/living/diner which looks south and captures the surroundings via a stunning bay window and gallery landing. The open plan lounge/diner is focused around a central, curved, open tread staircase and feature multi fuel stove which creates a "jaw dropping" statement as soon as you enter the property.

Everything is finished to the highest of standards with walnut doors, luxury floor tiling, under floor heating, concrete floors to both levels and other luxury touches throughout. The gardens are beautiful with ample parking, a large double garage, currently used as a games room/gym with first floor den/office, and an even larger detached workshop. The field to the rear is not included but the grass laneway in front of the hedge is. A one of a kind home in an enviable setting and a real credit to its present owners.

Offers Around £425,000

11B Balligan Road

Newtownards, Kircubbin, BT22 2RA



- Stunning detached home with south facing rear aspect
- Open plan lounge/diner with feature staircase & multi fuel stove
- Site of approximately 0.8 acres in lawn with paved patio areas
- Please see our website for full details
- Approximately 3,000 sq.ft.
- Open plan kitchen/living/dining room
- Detached double garage with attic room plus separate large workshop
- Up to 5 bedrooms plus generous dressing room
- Luxury ground floor bathroom - First floor wet room
- Oil fired under floor central heating - uPVC double glazing

Entrance	Bedroom 3	Bedroom 2
Porch	14'4x10'6 (4.37mx3.20m)	16'9x12'2 (5.11mx3.71m)
7'10x4'5 (2.39mx1.35m)	Bedroom 4	Detached garage/games room
Lounge/dining room	11'3x10'7 (3.43mx3.23m)	19'7x19'6 (5.97mx5.94m)
31'5x19'5 (9.58mx5.92m)	Landing	Kitchen area
Kitchen/living/diner	Bedroom 1	19'7x9'5 (5.97mx2.87m)
34'9x11'8 (10.59mx3.56m)	18'5x13'2 (5.61mx4.01m)	Office/den
Utility room	Dressing room	29'5x10'2 (8.97mx3.10m)
13'11x4'8 (4.24mx1.42m)	16'1x12'5 (4.90mx3.78m)	Workshop
Inner hallway	Wet room	30x21'2 (9.14mx6.45m)
Bathroom	9x5'3 (2.74mx1.60m)	Outside
10'2x8'3 (3.10mx2.51m)	Study/bedroom 5	Tenure
	11x10'2 (3.35mx3.10m)	Property misdescriptions

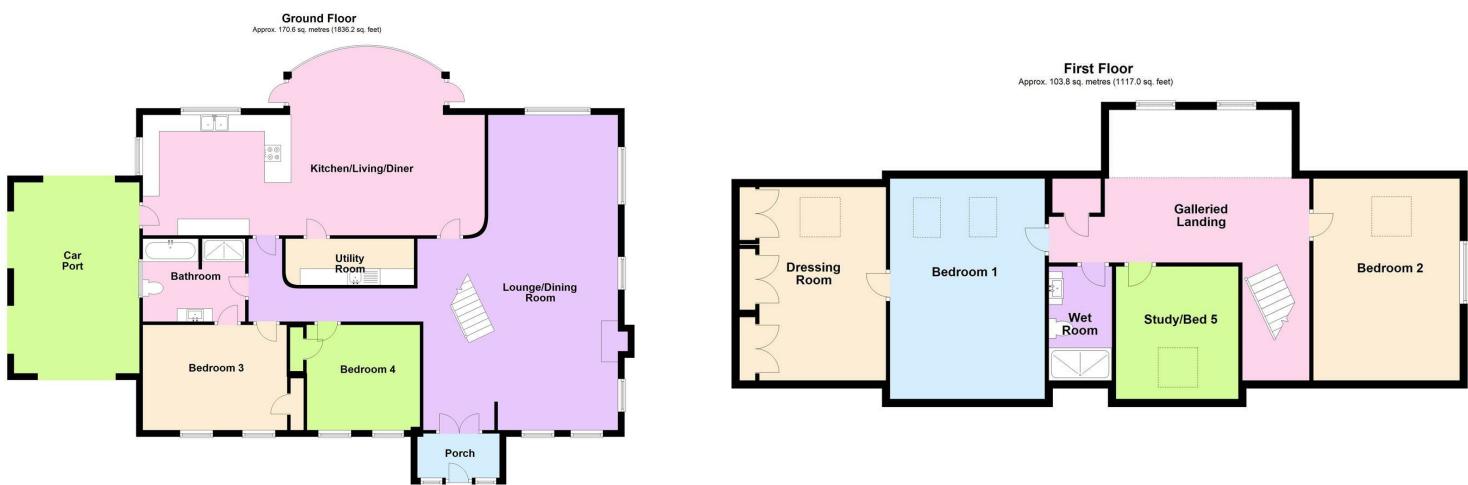


Directions

Balligan Road is best accessed from Innishargy Road which runs between Ballywalter and Kircubbin.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		76	77
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	EU Directive 2002/91/EC