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LETTING SPECIALISTS

11A CARDY ROAD EAST | Greyabbey, BT22 2LR
OFFERS AROUND £429,950

**Scan for Property Details
and to Arrange a Viewing**



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The Property

Tucked away at the end of laneway, which accesses only three properties, here is an ideal opportunity to purchase an outstanding detached family home with semi rural location, country views and excellent degree of privacy. The property itself also has potential to have an adjoining self contained granny flat which is a real added bonus. Well presented throughout there is little left to do but move your furniture in and enjoy.

The accommodation is bright, spacious and flexible offering a range of different layouts to suit the needs of the home owners and comprises large living room with feature vaulted ceiling, cast iron wood burning stove and uPVC double glazed doors to rear garden, superb modern fitted kitchen with casual dining area and range of integrated appliances, four bedrooms, two of which have en suite shower rooms, and bathroom, on the ground floor. On the first floor this fine home is further enhanced by having family room and master bedroom with extensive range of wall to wall built-in wardrobes and en suite shower room. The self contained annexe/granny flat is located on the ground floor and comprises open plan living room to kitchen, bedroom and wet room.

Outside does not disappoint either and offers everything you would want in a semi rural family home including large barn with light and power providing ample parking for cars, caravans, boats and horse box, etc, or potential to run a business subject to necessary approvals. There is also a games room with bar with light, power and WC. There is potential to convert this to a granny flat or annexe subject to necessary approvals or use as a home office. There are fully enclosed gardens to side and rear with artificial lawn area, barbecue area with built-in seating, country views and dog run. A stone driveway and forecourt also provides a lot of space for vehicles if required. Other benefits include uPVC double glazed windows, guttering and soffits, oil fired central heating, utility room and downstairs WC.

This truly is a fabulous property with accommodation in abundance, both externally and internally. We expect demand to be high and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

Property Features

- Outstanding Detached Family Home with Semi Rural Location and Picturesque Country Views
- Excellent Degree of Privacy Tucked Away at the End of a Private Laneway which only Accesses Three Houses
- Well Presented Throughout with Versatile and Flexible Accommodation
- The House has a Self Contained Annexe/Granny Flat
- Living Room with Feature Vaulted Ceiling and Cast Iron Wood Burning Stove
- First Floor Family Room
- Superb Modern Fitted Kitchen Open to Casual Dining Area and Range of Integrated Appliances
- Separate Utility Room
- Five Well Proportioned Bedrooms, Three of Which have En Suite Shower Rooms, Including Master Bedroom with Extensive Wall to Wall Range of Built-in Wardrobes
- Ground Floor Bathroom with Three Piece White Suite
- Additional Downstairs WC



Offers Around £429,950
Detached
5 Bedrooms
4 Receptions

Property Features

- Granny Flat Comprises Open Plan Living Room to Kitchen, Bedroom and Wet Room
- Oil Fired Central Heating
- uPVC Double Glazed Windows, Guttering and Soffits
- Stone Driveway and Forecourt Providing Ample Parking for Cars, Caravans, Boats, Horse Boxes, etc
- Large Barn with Light and Power Providing Additional Parking, Potential to Run a Business Subject to Necessary Approvals
- Games Room With Bar Area, Light, Power and WC (Potential to use as a Home Office)
- Fully Enclosed Gardens to Side and Rear with Artificial Lawn Area, Lawns in Grass, Excellent Barbecue Area, Built-in Seating, Picturesque Country Views and Dog Run
- Wide Ranging Appeal to a Host of Potential Purchasers

Accommodation

Ground Floor

Reception Hall

Bedroom Three
12' x 10'6"

En Suite Shower Room

Bedroom Four
13'7" x 12'

Living Room
30'9" x 13'1"

Kitchen
17'3" x 15'2"

Utility Room

Downstairs WC

Inner Hallway

Bedroom Two
13'4" x 10'9"

En Suite Shower Room

Bedroom Five
12' x 10'2"

Bathroom

Self Contained
Annex/Granny Flat

Open Plan Living to
Kitchen Area
15'6" x 13'5"

Bedroom

Wet Room

First Floor

Family Room
14'7" x 14'

Bedroom One
14'7" x 14'7"

En Suite Shower Room

Outside

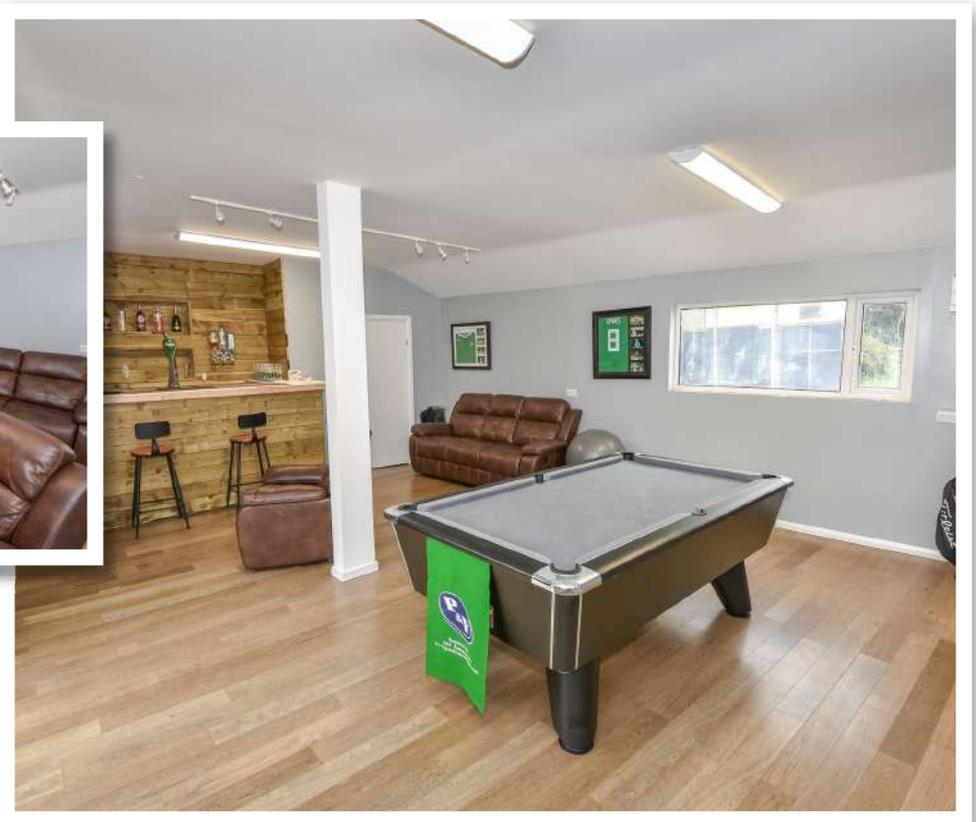
Large Barn
51' x 19'

Games Room

For more information
and photographs
regarding the
accommodation in this
property, please visit:

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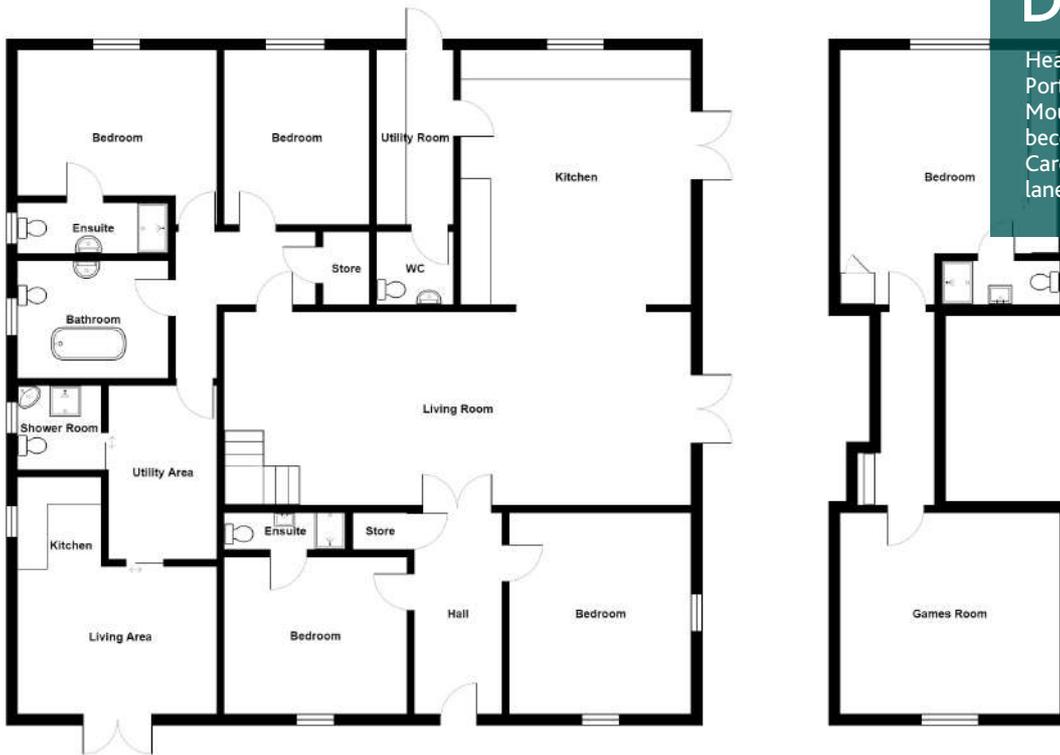






Directions

Heading out of Newtownards along the Portaferry Road, turn left onto Mountstewart Road. Mountstewart Road becomes Cardy Road East and 11A is down a private laneway on your right.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		62	65
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

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