

# RODGERS & BROWNE



'Ard Nua' 108 Killinchy Road  
Comber, Newtownards, BT23 5NE

*offers around £1,300,000*



## *The Agent's Perspective...*

"Even from the gate, this stunning, contemporary home conveys something very special. Its design being 'cutting edge' to take full advantage of the delightful views over the rolling countryside to Strangford Lough and the iconic Scrabo Tower beyond. The Lecale and Strangford district here, is classified as an area of outstanding natural beauty – it's easy to see why.

Built in 2019, the quality and specification of this superb home can only be described as 'exceptional'. The best of materials, fixtures and fittings combine to offer a comfortable, bright space in which to live – for all the family including extended family. A lift provides access to all three floors and adds a degree of 'future-proofing'

The gardens are laid largely in lawns and are therefore easily managed. In addition a paddock to the side of the house offers the opportunity to keep a pony, hold an important football match or provide space for a golf practice area. There is a separate driveway to the rear for access for a horse box.

To keep running costs to an absolute minimum, the house was built with a high standard of insulation and air-tightness,



together with heating being generated by an air-source heat pump supplemented by photovoltaic solar panels. There is also a mechanical heat recovery ventilation system. This has resulted in an A class energy rating – particularly relevant with recent increases in energy costs.

For those who appreciate quality and attention to detail combined with rural tranquillity and edge of town convenience this is the perfect home.

Viewing is highly recommended".

76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS





Dramatic reception hall



Stunning, open living/dining area

### *The facts you need to know...*

Four bedrooms, three ensembles, three reception rooms, c 5.000 sq. ft.

Exceptional standard of finish and attention to detail throughout

Exceptionally efficient and unusually high A93 energy rating for minimal running costs

Cat 6 cabling

Air source heat pump to under floor heating with solar panel assistance

Central vacuum system with retractable hose

Quality bathroom and ensuite fittings

Stunning high gloss STÖRMER kitchen with Quartz work tops and Neff appliances also Quooker tap for instant boiling water, filtered water and sparkling water

Bright, contemporary living space over three floors with lift access to all floors

Double integral garage with remote electric door Large shed for boat, caravan, classic car also with remote roller door

Bus stops at the end of the lane - ideal for commutes to Belfast and beyond

Site area c.2.5 acres including paddock to the side for pony, golf practice area etc

Extensive parking for boat, caravan, horse box

Built 2019 now with balance of 10 yr. Global Home Warranty

Electric remote control entrance gate to sweeping driveway with feature lighting

High performance double glazing and triple glazing

Approximately two miles from Comber 'Square' and shops

Heart of beautiful, rolling countryside yet only 35 minutes from Belfast

Mechanical ventilation and heat recovery system

### *Information:*

Comber is perfectly placed to provide access to the many social and sporting attractions of this area of outstanding, natural, beauty.

There are yacht clubs, equestrian attractions and the town has many coffee shops, restaurants and a local farmers' market. A dormitory town to Belfast, Comber is within easy commuting distance of the Ulster Hospital, Belfast city centre and Belfast City airport - and for those who are more energetic, the Comber Greenway offers a dedicated cycle route into the city centre.





Living area with vaulted ceiling and contemporary fireplace



Open living/dining/kitchen area



Breathtaking countryside views to Strangford Lough



Entrance porch

## *The property comprises...*

### **GROUND FLOOR**

Foot bridge with stainless steel handrail and fittings over decorative pond to:

Multi point locking front door.

### **ENTRANCE PORCH**

Pale grey large format ceramic tiled floor. Glass inner door with vertical stainless steel handle to:

### **RECEPTION HALL**

Vaulted ceiling, recessed lighting, minstrel gallery, pale grey large format ceramic tiled floor, feature staircase.

### **CLOAKS CUPBOARD**

Hanging space, shelving, access to:

Switchgear and underfloor heating manifolds.

Glass sliding 'barn' door to:

### **BRIGHT CONTEMPORARY LIVING/DINING/KITCHEN**

32' 6" x 30' 0" (approximately into bay windows) (9.91m x 9.14m)  
Vaulted ceiling, recessed lighting (zoned) contemporary gas fire, storage unit, large roof light with concealed accent lighting, pale grey large format ceramic tiled floor, floor to ceiling windows with superb views across countryside to Strangford Lough and Scarbo Tower. Dining area with sliding doors to sun terrace.

### **KITCHEN**

Extensive range of STÖRMER high gloss white and pale grey high and low level cupboards, coloured glass back drop, concealed accent lighting, Quartz worktops and centre island with inset sink, Quooker hot, cold and sparkling water tap, breakfast point, Neff 'fresh safe' fridge, Neff combination oven and warming drawer, Neff CircoTherm oven, Neff dishwasher, Bora induction four ring glass ceramic hob, with filtered recirculation system.

### **UTILITY ROOM**

13' 3" x 5' 6" (4.04m x 1.68m)  
Extensive range of cupboards, laminate worktops, inset composite sink with mixer tap, recessed lighting, plumbed for washing machine and 'stack' space for tumble dryer, ceramic tiled floor.





German, contemporary kitchen with quality appliances



Coffee for two!



Viewing lounge with superb outlook



## GROUND FLOOR

### PRINCIPLE BEDROOM (1)

16'0" x 12'3" (4.88m x 3.73m)

Bleached pale grey oak laminate flooring. Extensive range of built-in wardrobes and walk-in dressing room with sliding doors by Focus. Fabulous views over countryside to Scrabo Tower and Strangford Lough.

### ENSUITE SHOWER ROOM

15' 9" x 6' 3" (4.8m x 1.91m)

Japanese washlet toilet, Dansani vanity unit, twin wash hand basins, twin lit dressing mirrors, pale grey large format ceramic tiled floor, tiled walls, large shower cubicle, telephone hand shower, drencher showers, sensor lighting.

### BEDROOM (2)

16' 6" x 10' 10" (5.03m x 3.3m)

Bleached pale grey oak laminate flooring. Extensive range of built-in wardrobes with sliding doors. Fabulous views over countryside to Scrabo Tower and Strangford Lough.

### ENSUITE BY SOAKS

10' 9" x 4' 3" (3.28m x 1.3m)

Floating wc with concealed cistern, vanity unit square wash hand basin with mixer tap, touch-sensitive dressing mirror with Bluetooth connection, fully tiled walls, large shower cubicle, telephone hand shower and drencher showers, ceramic tiled floor,

### BEDROOM (3)

15' 6" x 11' 3" (4.72m x 3.43m)

Corner window. Bleached pale grey oak laminate flooring. Extensive range of built-in wardrobes with sliding doors. Vaulted ceiling. Fabulous views over countryside to Scrabo Tower and Strangford Lough.

### ENSUITE SHOWER ROOM

11' 3" x 4' 6" (3.43m x 1.37m)

Floating wc, concealed cistern, floating vanity unit with wash hand basin, dressing mirror/medicine cabinet, fully tiled floor, fully tiled shower cubicle with telephone hand shower and drencher showers.

### WALK-IN SHELVED LINEN ROOM

7' 6" x 5' 6" (2.29m x 1.68m)

### BATHROOM

Free standing 'Egg' bath, free standing taps, floating wc with concealed cistern, feature floating vanity unit, concealed lighting, integral sink, dressing mirror, sensor lighting, pale grey ceramic tiled flooring.

Olympic lift to all floors.

Feature staircase to first floor with 'floating' black oak treads, glass balustrades, stainless steel handrail to first floor (stained glass window not included and will be replaced).





Main Bedroom one



Luxurious main bathroom



Main Ensuite shower room



Bedroom two



Ensuite shower room



Bedroom three

## FIRST FLOOR

### STUDY AREA

18' 8" x 8' 3" (maximum) (5.69m x 2.51m)  
Corner window. Bleached pale grey oak laminate flooring.

### VIEWING LOUNGE

19' 9" x 15' 6" (6.02m x 4.72m)  
Gazco contemporary gas log effect stove, bleached pale grey oak laminate flooring, vaulted ceiling, floor to ceiling window and sliding door to balcony all with superb countryside and Lough views.

### BALCONY

Granite flags, glazed balustrades. Panoramic views over rolling countryside to Scrabo Tower and Strangford Lough.

## LOWER LEVEL

POTENTIAL AS APARTMENT/GRANEXE

### SITTING ROOM OR CINEMA ROOM

20' 0" x 18' 9" (6.1m x 5.72m)  
wc, floating vanity unit, wash hand basin and touch sensitive mirror. Inner hall, lift access, pale grey large format tiled floor,

### BEDROOM (4)

13' 6" x 11' 6" (4.11m x 3.51m)  
Bleached pale grey oak laminate flooring. Fabulous views over countryside to Scrabo Tower to Strangford Lough.

### SHOWER ROOM

8' 0" x 5' 0" (2.44 x 1.52)  
Low flush wc, floating vanity unit, wash hand basin, mixer taps, tiled floor, corner shower cubicle with thermostatic shower and telephone hand shower fitting

### LARGE WALK-IN STORE

### PLANT ROOM AND STORAGE

Access to hot water tanks, vacuum hoppers, shelved storage, Vent Axia air heat recovery system.

## OUTSIDE

### INTEGRAL DOUBLE GARAGE

20' 9" x 20' 6" (6.32m x 6.25m)  
Insulated electric remote control up and over door, light and power. Plus additional storage space 12' 3" x 6' 0" (3.73m x 1.83m) External personnel door.  
Sweeping tarmac driveway and parking for several cars, driveway lighting, remote control electric entrance gates.

### LARGE METAL SHED

22' 10" x 16' 6" (6.96m x 5.03m)  
Electric up and over door. Light and power.

Gardens to front, side and rear in lawns, flowerbeds, shrubs and borders. Rear laneway as access to paddock. Granite flagged sun terrace with dwarf wall creating sheltered spaces and privacy. Concealed lighting. Pergolas. Light and power.





And relax!



Sun terrace off main living / kitchen area - perfect barbecue area



Strangford Lough views



Scrabo Tower



## Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rogersandbrowne.co.uk](http://rogersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

### TENURE

TBC

### RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023/2024 is TBC.

### VIEWING

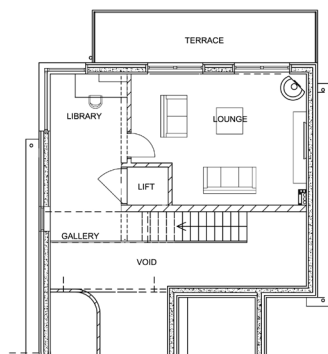
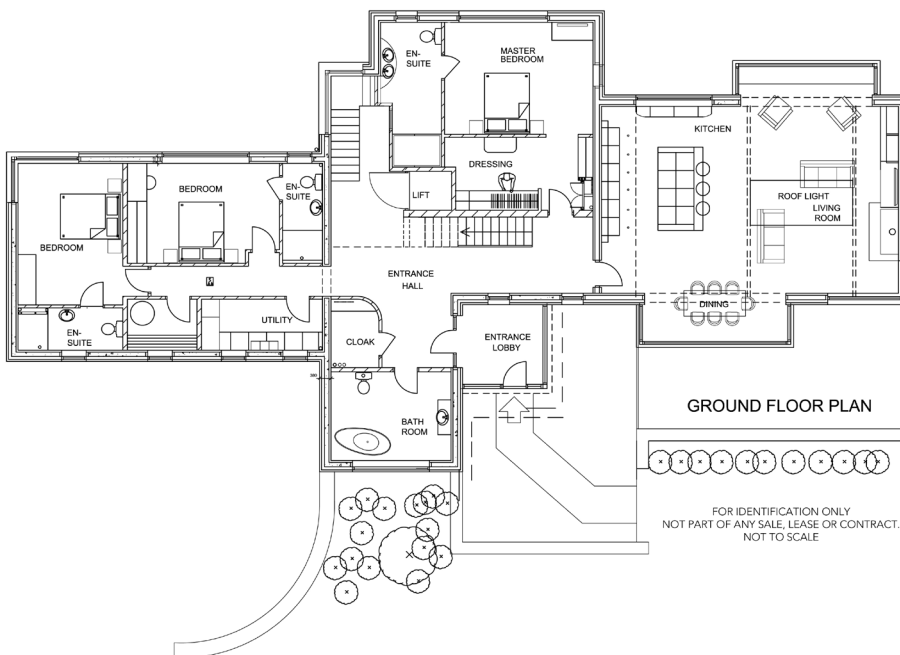
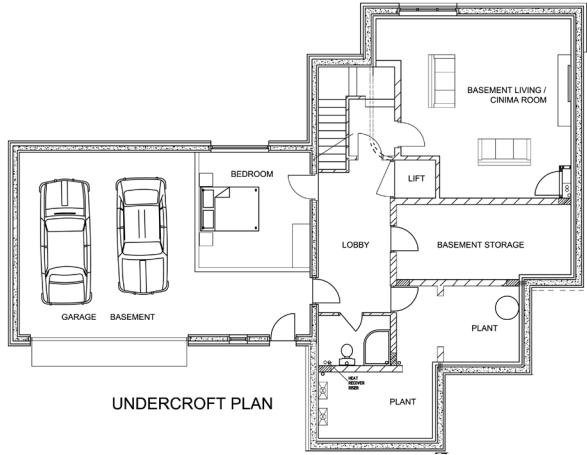
By appointment with **RODGERS & BROWNE**.



## Location

Approximately two miles from Comber Square on left hand side. House is at the end of a well laid tarmac driveway.

## Floor plan



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&  
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