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ESTATE AGENTS &  
LETTING SPECIALISTS

**3A BALLYGELAGH ROAD, ARDKEEN, BT22 1JQ**  
**OFFERS AROUND £394,950**

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



# The Property

Tucked away down a long private driveway here is an ideal opportunity to purchase an attractive recently constructed detached modern home. Constructed in 2007 this fabulous property is finished to an exceptional standard throughout leaving little left to do but move your furniture in and enjoy. It has been cleverly designed and thought out resulting in a tremendous flow of natural light and versatile and flexible accommodation which results in a range of different layouts to suit the needs of the home owners.

As viewers enter the property they will notice the spacious reception hall with feature vaulted ceiling. A living room which is accessed off the reception hall via French doors has a solid oak floor, range of built-in cabinetry and cast iron wood burning stove with attractive brick surround and recess. A superb modern fitted kitchen with casual dining/family area provides an excellent space for modern family day living and is complimented by quartz work surfaces. There are also three bedrooms, one of which could be another reception room if required, and a bathroom with four piece suite to include bath and separate shower, on the ground floor. Upstairs this fine home is further enhanced by having two well proportioned bedrooms, both with en suite shower rooms. The main bedroom also has a built-in wardrobe and bedroom two has a walk-in wardrobe.

Outside does not disappoint either. There is a front garden in lawns with plants, trees and shrubs, extensive driveway and forecourt and parking area, with hard standing with space for cars, caravans, boats, horse boxes and numerous other vehicles, which leads to a large garage and workshop. There is also a stable and rear garden in lawns with an excellent degree of privacy. Other benefits include oil fired central heating, double glazed windows, solar panels for the water, utility room, Beam vacuum system and additional downstairs WC.

This property is conveniently positioned with easy access to Portaferry, Cloughey and Kircubbin. Amenities close by include schools, Kirkistown Castle Golf Club, beaches and picturesque coastal scenery. There is a variety of tourist attractions in the area as well which include the Exploris Aquarium at Portaferry, Mount Stewart Gardens, Scrabo Tower and Killynether Forest Park. Recent sales of other properties in this location have proven to have been extremely successful and this one should be no different. Demand is anticipated 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 Constructed Circa 2007
- Well Presented Throughout Leaving Little Left to Do but Move Your Furniture in and Enjoy
- Versatile and Flexible Accommodation
- Spacious Reception Hall with Feature Vaulted Ceiling
- Living Room with Solid Oak Floor, Range of Built-in Cabinetry and Cast Iron Wood Burning Stove with Attractive Brick Surround in Recess
- Superb Modern Fitted Kitchen with Casual Dining/Family Area and Quartz Work Surfaces
- Separate Utility Room
- Five Well Proportioned Bedrooms, Three of Which are on the Ground Floor
- One of the Ground Floor Bedrooms Could be Another Reception Room if Required
- Main Bedroom with En Suite Shower Room and Built-in Wardrobe
- Bedroom Two with En Suite Shower Room and Walk-in Wardrobe
- Ground Floor Bathroom with Four Piece Suite to Include Bath and Separate Shower
- Oil Fired Central Heating





**Offers Around £394,950**  
Detached  
4 Bedrooms  
3 Receptions

## Property Features

- Additional Downstairs WC
- Double Glazed Windows
- Solar Panels for the Water
- Bean Vacuum System
- New Septic Tank Installed January 2024
- Front Garden in Lawns
- Extensive Driveway, Forecourt and Parking Area in Hard Standing with Space for Cars, Caravans, Boats, Horse Boxes and Numerous Other Vehicles
- Garage, Workshop and Stable to the Rear of the Property
- Rear Garden in Lawns with Excellent Degree of Privacy
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers
- Portaferry, Kircubbin, Cloughy and Amenities Such as Schools, Kirkistown Castle Golf Club, Beaches and Saltwater Brig Pub Close By
- A Variety of Attractions Such as Exploris Aquarium, Mount Stewart Gardens, Scrabo Tower, Killynether Forest Park in the Area

# Accommodation

## Ground Floor

Spacious Reception Hall

Living Room  
15'7" x 16'3"

Superb Modern Fitted Kitchen With Casual Dining/Family Area  
19'11" x 13'11"

Utility Room

Downstairs WC

Bedroom Three  
16'4" x 14'10"

Bedroom Four  
11'10" x 10'7"

Bedroom Five  
11'11" x 10'7"

Bathroom

## First Floor

Landing

Bedroom One  
16'1" x 14'9"

En-Suite Shower Room

Bedroom Two  
16'5" x 16'1"

En-Suite Shower Room

## Outside

Garage and Workshop  
33'2" x 23'9"

Front Garden in Lawns with Extensive Driveway

Forecourt and Parking Area in Hard Standing

One Stable

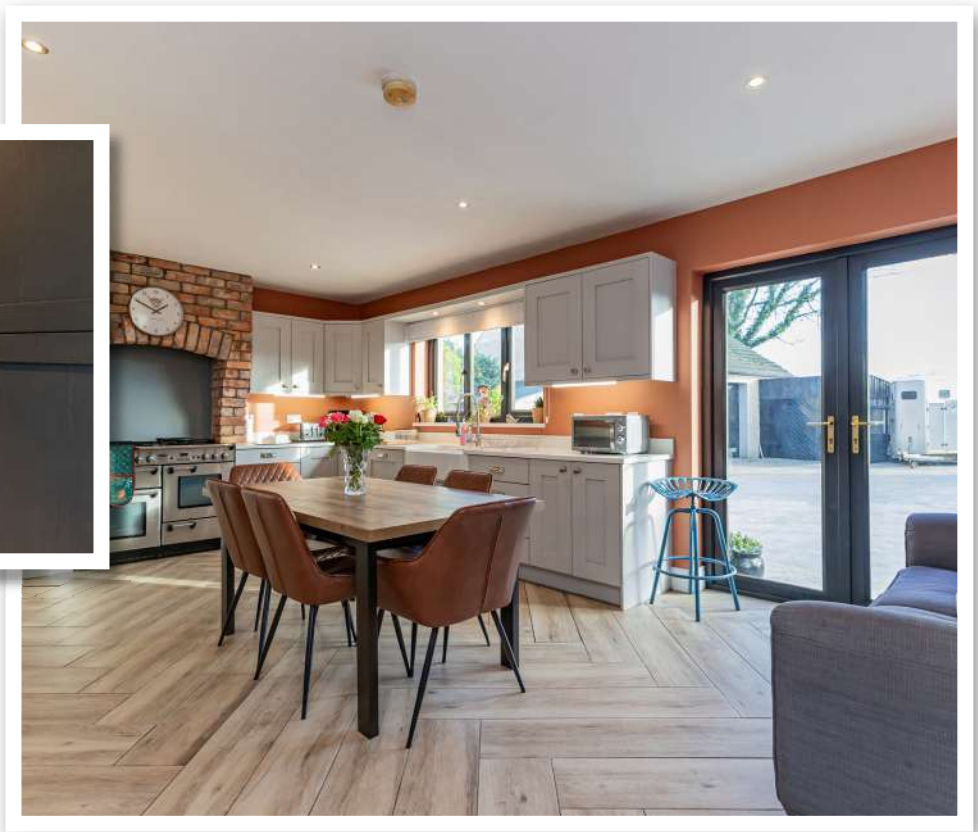
Rear Garden in Lawns with Excellent Degree of Privacy

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

[johnminnis.co.uk](http://johnminnis.co.uk)











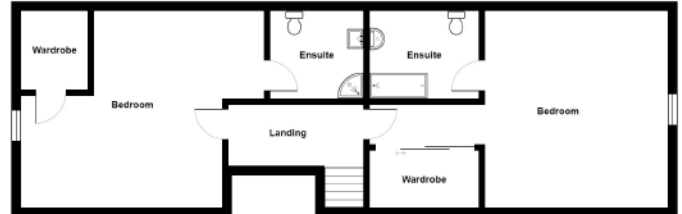






# Directions

Heading out of Kircubbin in the direction of Portaferry along Rowreagh Road turn left onto Loughdoo Road. Take the first on your left onto Ballygelagh Road.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		73	75
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Bangor/Ards Peninsula

15 New Street, Donaghadee  
Co. Down, BT21 0AG  
T 028 9188 8881  
property@johnminnis.co.uk



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