

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**16 CARDY ROAD,
GREYABBEY,**

OFFERS OVER £550,000

Nestled in the charming village of Greyabbey, this property on Cardy Road offers a unique opportunity for those seeking a tranquil lifestyle. The land boasts a beautiful cottage with an adjoining two-bedroom annex and a detached home office, perfect for those looking to work from home or to accommodate guests. The property offers an A-rated energy performance rating, offering annual savings on your energy bills.

The property's semi-rural setting provides a peaceful ambiance while being conveniently located just minutes away from Greyabbey village. The cottage's interior exudes a cosy and inviting atmosphere with its cottage-style design, offering four generously sized bedrooms in the main house for comfortable living.

Outside, the landscaped garden areas are a nature lover's paradise, featuring entertaining spaces and an array of mature plants, shrubs, trees, and hedges. Additionally, the property includes a polytunnel, garage, and various outbuildings, ideal for those with green fingers or looking to engage in small-scale farming.

Whether you're looking to escape the hustle and bustle of city life or simply seeking a peaceful retreat, this property on Cardy Road presents a wonderful opportunity to embrace countryside living without compromising on convenience.



Key Features

- Beautiful Cottage With Adjoining Annex And Detached Home Office
- Four Double Bedrooms In The Main House And Two Double Bedrooms In Annex
- Large Open Plan Kitchen/Living/Dining Room With Feature Fireplace
- Private Setting With Large Driveway In Stone And Parking For Multiple Vehicles
- Semi Rural Setting Whilst Being Only Minutes From Greyabbey Village
- Landscaped Gardens To Front, Side And Rear With Additional Entertaining Spaces
- Polytunnel, Two Garages And Two Agricultural Outbuildings
- Viewing Is Highly Recommended For This Unique Character Property



Accommodation Comprises:

Main House

Entrance Hall

Tiled floored area, wood laminate flooring, feature beams, access to roofspace, hotpress with storage.

Snug

16'4" x 12'1"

Wood flooring, Inglenook style fireplace with tiled hearth, brick inset and wood burning stove, double doors to garden.

Bathroom

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, panellled bath, shower enclosure with overhead shower and glazed doors, fully tiled walls, tiled floor, extractor fan.

Kitchen/Dining Room/Living Room

20'0" x 13'1"

Modern range of high and low-level units, granite work surfaces, granite upstands, larder unit, integrated microwave, integrated warming drawer, space for range cooker, integrated extractor fan, integrated dishwasher, wine cooler, bin drawer, one and a quarter stainless steel under-mounted sink with mixer tap, space for dining, recessed spotlighting, open to living area.

Living Room

14'1" x 12'9"

Wood laminate flooring, Inglenook style feature fireplace with granite hearth and electric stove, double doors to garden.

Utility Room

8'6" x 6'6"

High level units, space for tumble dryer, plumbed for washing machine, wood laminate flooring.

Bedroom 3

11'1" x 10'9"

Double room, wood laminate flooring.

Bedroom 4

11'1" x 9'6"

Double room, wood laminate flooring, access to roofspace.

First Floor

Landing

Bedroom 1

14'1" x 12'5"

Double room, wood laminate flooring, dual aspect views, eaves storage.

Bedroom 2

19'4" x 7'6" @ widest points

Double room, dual aspect views, eaves storage.

Shower Room

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, corner shower enclosure with electric overhead shower and glazed door, wall-mounted chrome radiator, velux type window, tiled floor, part tiled walls, extractor fan.

Annex

Entrance Porch

5'10" x 4'3"

Tiled flooring.

Bedroom 1

15'1" x 10'9"

Double room, wooden flooring, dual aspect views, ensuite.

Ensuite

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, corner shower enclosure with electric overhead shower and glazed doors, light tunnel, tiled floor, part tiled walls, extractor fan.

Bedroom 2

11'9" x 8'6"

Double room, wood laminate flooring, built-in storage.

Kitchen/Living/Dining Room

18'8" x 14'9"

Modern range of high and low-level units, laminate work surfaces, single stainless steel sink with mixer tap and built-in drainer, integrated "Bosch" oven, four-ring electric hob with stainless steel extractor fan and hood, plumbed for washing machine, plumbed for dishwasher, open to living room area, velux type windows, double doors to garden, tiled floor.

Office

Room 1

27'10" x 14'9"

Kitchen area, wood laminate flooring, part tiled walls.

Room 2

14'9" x 10'5"

Wood laminate flooring.

Shower Room

White suite comprising pedestal wash hand basin, low flush wc, corner shower enclosure with electric shower and glazed doors, wall mounted chrome radiator, part tiled walls, tiled floor, extractor fan.

Outside

Driveway in stone, parking for multiple vehicles, areas in lawn, paved entertaining areas, paviour walkway, mature plants, shrubs, trees and hedging, access to garage.

Garage

20'11" x 15'1"

Up and over roller door, power and light, mezzanine storage.

Garage

32'9" x 13'1"

Electric roller door, power and light.

Outbuildings

Polytunnel, two agricultural sheds for livestock.











Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 95 | 97 |
| (81-91) B | | | |
| (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 | |

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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