

**SITE WITH FPP, 16 CARDY ROAD,
GREYABBEY, NEWTOWNARDS,**

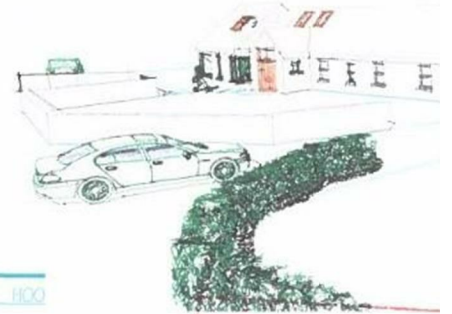
OFFERS AROUND £180,000



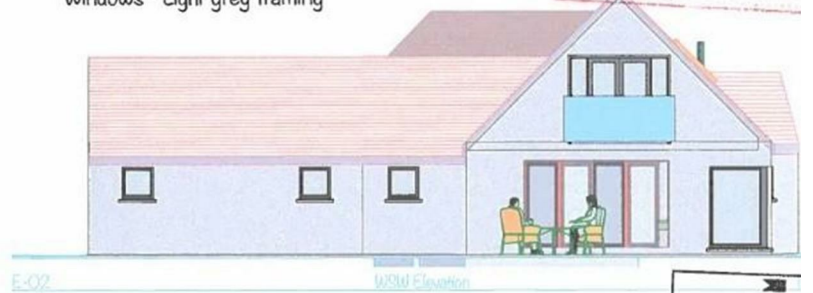
This building plot on Cardy Road offers a fantastic opportunity to create your dream home in a semi-rural setting. With full planning permission for a detached dwelling, envision a stunning residence boasting 4 double bedrooms, including a luxurious primary suite with an ensuite and dressing room. The layout includes three reception areas, including an inviting open plan kitchen, living, and dining space - perfect for modern living and entertaining.

Conveniently located just minutes away from Greyabbey village, and within easy reach of Bangor and Newtownards, this private site offers a tranquil escape with a beautiful outlook. Imagine waking up to picturesque views every morning and enjoying the peace and quiet of the countryside while still being close to amenities.

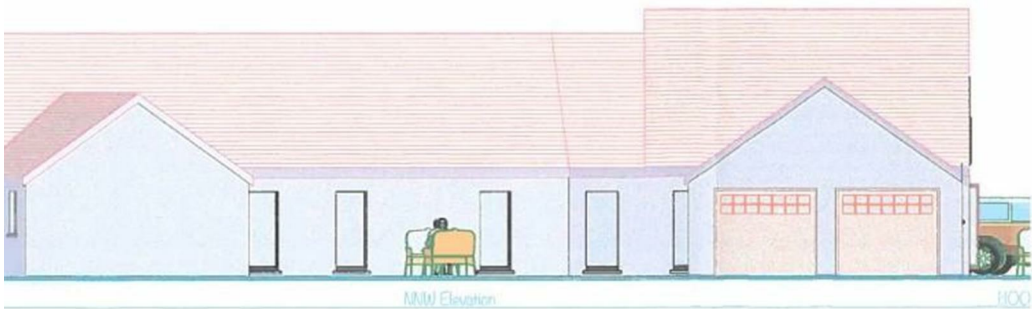
Don't miss this opportunity to build the home you've always wanted in this idyllic location. Embrace the potential of this property and turn your vision into reality.



Finishes:
 Roof Blue Black slates
 Walls White roughcast render
 Windows Light grey framing



Drawing Number 05



LA06/2019/1272.

Ards and North Down Borough Council
 19 DEC 20
RECEIVED

- BHL19-43-03
- SSE Elevation, WSW Elevation, NNW Elevation, ENE Elevation
- 1:100
- Deborah Anderson
- Adj 16 Cardyt Road Greyabbey

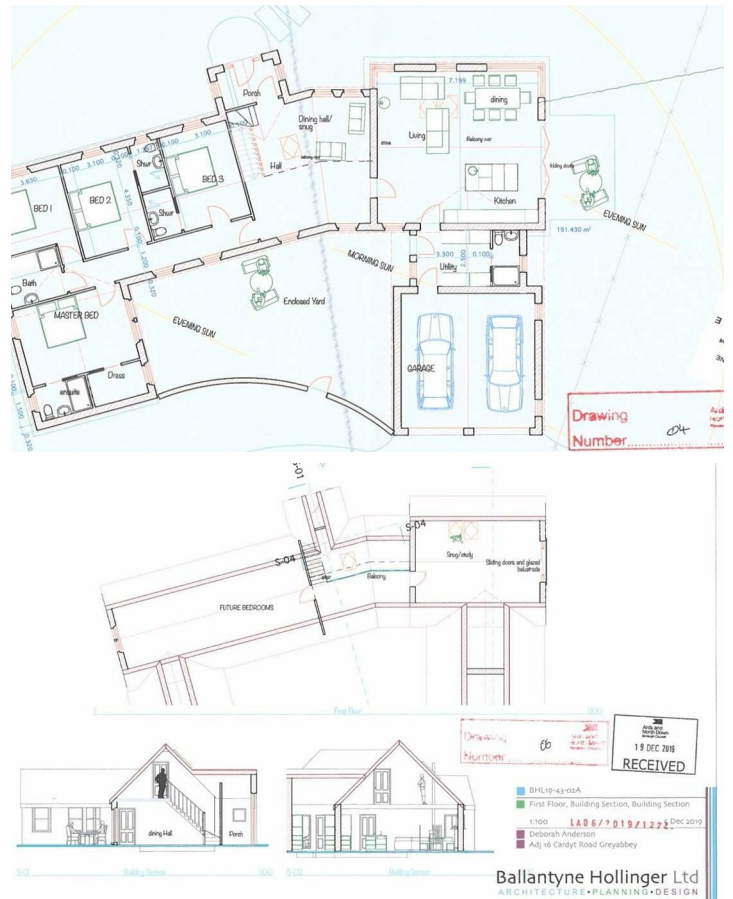
Ballantyne Hollinger
 ARCHITECTURE • PLANNING • D

2 May Avenue, Bangor, Co. Down, N. Ireland BT20 4JT
 Tel 028 91270576

All drawings are PRELIMINARY until Full planning permission and Building Control approval.

Key Features

- Site Circa 0.85 Acres With Full Planning Permission For A Detached Dwelling
- Within Minutes Of Greyabbey Village And Close To Both Newtownards And Bangor
- Beautiful Outlook With Surrounding Rural Views
- Proposed House To Have Three Reception Areas And Four Bedrooms, Including Primary With Ensuite And Dressing Room



Planning Permission

The current outline planning permission was granted on the 08/02/2023 with full details available on the planning portal website using reference: LA06/2019/1272

Services

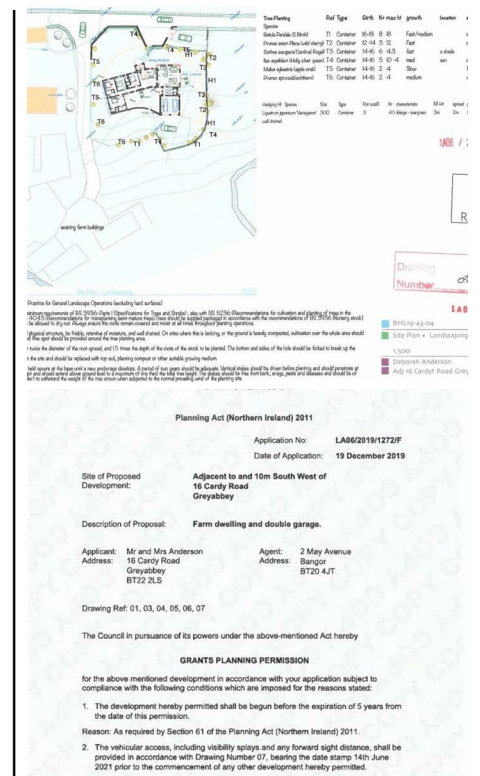
It is understood that electric was previously applied for and approved, with the connection within a few metres of the site (this will need reapplied for). NI Water have connected the site and charges for connection have been paid, although additional costs may be charged by the suppliers to connect to the dwelling as with any building site. Consent to discharge has been applied for and approved. Fibre connection is within metres of site with conduit in place.

Access

Access to the dwelling is via a shared laneway off the main Cardy Road. The site is advantaged by a stand alone entrance plus shared access on the existing laneway between 16 Cardy Road and site up to the gate.

Location

Adjacent to and 10m South West of 16 Cardy Road, Greyabbey





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark