



## 16 Cardy Road , Greyabbey, BT22 2LS

"Whatever way you look at this amazing property the possibilities are almost limitless. A multi generational home with space for ALL the family plus dependent relatives, a base from which to run a home business, with a completely detached workshop/studio, or an opportunity for a B&B (subject to all relevant consents)".

The original property was a traditional "labourers cottage" which is now "The annex" and currently utilised as a 2 bedroom "granny flat" with kitchen/sun room and its own shower room. There is access from here directly into the new part of the home which includes an open plan kitchen/living/dining room, a formal lounge, a family bathroom and 2 ground floor bedrooms. In addition there is a master suite on the first floor, accessed via the lounge, which includes a double bedroom, with views towards the Mourne Mountains on a clear day, a shower room and a walk in dressing room. The entire property is beautifully finished and benefits from uPVC double glazing & fascia, oil fired central heating and solar electric system.

Across the yard is a fully detached workshop/studio, "Daisy Cottage", with a garage, kitchen, WC & store room, which was previously used as a "farm kitchen" and was approved accordingly - this clearly presents a huge opportunity for alternative uses depending on your personal needs and interests from games room to B&B. The grounds are beautiful and generous, including lawns and mature orchard, with ample pebbled parking area. If ever there was a home that needed to be viewed to be appreciated - this is it!

**Offers Around £435,000**

# 16 Cardy Road

, Greyabbey, BT22 2LS



- Outstanding "Multi Generational" Detached home in rural setting
- Lounge with multi fuel stove
- Daisy Cottage - Detached garage/workshop & stores with kitchen & shower room
- Variety of potential uses and options for a multitude of buyers
- Main home - 3 bedrooms including 1st floor master suite
- Family bathroom + 2 ground floor bedrooms.
- Gardens extending to approx. 0.5 acres
- Open plan kitchen/living/dining room
- Annex - Kitchen/Sun room + 2 bedrooms + Shower room
- uPVC double glazing & fascia - Oil fired central heating + Solar system

## Entrance

### Entrance hall

### Kitchen/diner

18'5x12'11 (5.61mx3.94m)

### Sitting room

13'10x12'2 (4.22mx3.71m)

### Lounge

16'3x12'1 (4.95mx3.68m)

### 1st Floor suite

### Bedroom 1

13'11x12'5 (4.24mx3.78m)

### Shower room

7'8x7 (2.34mx2.13m)

### Walk in dressing room

19'3x7'6 (5.87mx2.29m)

### Ground floor

## Bathroom

12'2x6'4 (3.71mx1.93m)

### Bedroom 2

11'4x9 (3.45mx2.74m)

### Bedroom 3

11'4x10'5 (3.45mx3.18m)

### Annex - Original cottage

### Porch

5'6x4'5 (1.68mx1.35m)

### Central hallway

### Kitchen/Sun room

16'6x13'9 (5.03mx4.19m)

### Bedroom 4

15'1x12'4 (4.60mx3.76m)

### Shower room

6'11x6'1 (2.11mx1.85m)

### Bedroom 5

13'4x8'5 (4.06mx2.57m)

## "Daisy Cottage"

### Entrance

### Entrance hall

### Kitchen area

28x14'3 (8.53mx4.34m)

### WC

9x6 (2.74mx1.83m)

### Store room

14'1x10'6 (4.29mx3.20m)

### Garage

21'1x14 (6.43mx4.27m)

### Outside

### Tenure

### Property misdescriptions

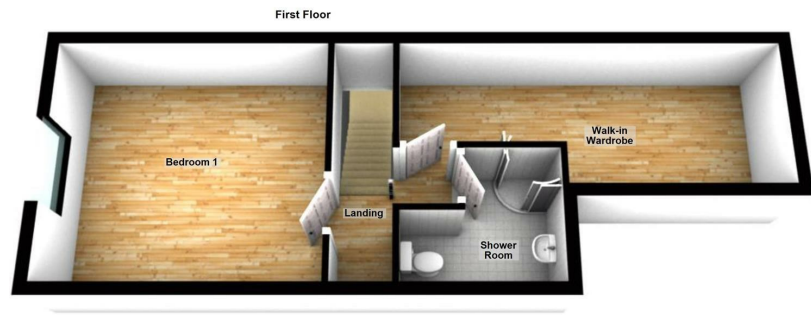


## Directions

Travelling to Ballywalter along Mount Stewart Road/Dunover Road turn right onto Cardy Road, just before Cardy Gospel Hall, and take the concrete lane immediately on the right to where number 16 is clearly marked.



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	95	97	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
Northern Ireland		EU Directive 2002/91/EC		