



Set back from the road, this charming and equally impressively spacious detached residence occupies an idyllic rural setting offering the perfect balance of seclusion without isolation.

Accessed via electric gates, the property is approached by a sweeping tarmac driveway leading to a detached matching garage and occupies a generous site circa just shy of half an acre. Extending to approximately 2,500 sq ft arranged over 2 floors, the property offers all the modern conveniences which a family would find invaluable. The cleverly designed layout offers degree of versatility and could be adapted to suit the occupier's requirements – May that be for additional reception rooms, home office space or bedrooms. Complimented by a high standard of finish, the property boasts a tastefully decorated interior and is beautifully presented throughout. The layout briefly comprises hallway, living room, home office, an open plan kitchen – dining with bespoke contemporary kitchen, plus utility and cloaks area. Further investigation reveals four double bedrooms – Guest bedroom (2) located on the ground floor plus a further three on the first floor. Two of the bedrooms afford ensuite and dressing room facilities plus luxury bathroom. The property is enveloped by well-tended, enclosed gardens featuring a large granolithic paved patio area – A perfect space for both relaxing and entertaining.

Offers Over
£399,950

17e Ballygelagh Road,
Ardkeen,
Newtownards,
BT22 1JQ

Viewing by
appointment
through agent
028 9042 4747

Located midway between Kircubbin and Portaferry, the property is only a few minutes drive from Kirkistown Castle Golf Club and the picturesque shores of Strangford Lough. The Ards Peninsula is renowned for its natural beauty, combined with the convenience of a pleasant commute to Newtownards, Bangor and Belfast. An ideal location for those wishing to commute but also seeking a quieter, relaxed pace of living. Viewing is a must to appreciate all this wonderful home has to offer.

- Charming yet equally impressively spacious detached residence
- Occupying an idyllic rural setting set back from the main road
- Constructed circa 2014 & extending to approx 2,500 sqft
- Hallway
- Cloakroom
- Living Room
- Study / Home office
- Kitchen open plan to dining / living
- Four double bedrooms - Two with ensuite & dressing rooms
- (Three bedrooms on first floor - one on ground floor)
- Luxury bathroom
- Beautifully presented & tastefully decorated interior
- Complimented by a high standard of finish throughout
- Oil fired central heating
- Accessed via electric gates leading to a sweeping tarmac driveway
- Detached, matching garage
- Site extending to circa 0.4 acres
- Septic tank
- Location offers the perfect balance of seclusion without isolation

The Property Comprises:

Ground Floor

Composite front door.

HALLWAY:



CLOAKROOM: Low flush wc, wash hand basin with mixer taps, tiled splash back, ceramic tiled floor, window.

LIVING ROOM: 19' 0" x 13' 1" (5.8m x 4.0m) Feature wood burning stove, granite hearth, low voltage spotlights.



KITCHEN OPEN PLAN TO DINING/LIVING: 29' 10" x 15' 5" (9.1m x 4.7m) Excellent range of high and low level units with breakfast bar peninsula, stainless steel 1.5 sink with Quooker tap, range of built-in Neff appliances to include eye level oven, microwave oven, dishwasher, plumbed for American style fridge freezer, granite worktops, upstands and sills, ceramic tiled floor.

From dining uPVC double glazed doors to exterior.



REAR HALLWAY: Ceramic tiled floor, uPVC double glazed door to exterior.

UTILITY ROOM: 10' 10" x 6' 7" (3.3m x 2.0m) Range of high and low level units, stainless steel 1.5 sink with mixer taps and drainer, plumbed for washing machine, laminate work surfaces, ceramic tiled floor.



STUDY/HOME OFFICE: 12' 2" x 10' 10" (3.7m x 3.3m)



GUEST BEDROOM (2): 17' 5" x 13' 1" (5.3m x 4.0m)



DRESSING ROOM: Built-in storage, light.

ENSUITE: Fully tiled built-in shower cubicle with mains shower unit, low flush wc, wash hand basin with mixer taps and low level drainer, heated towel rail, part tiled walls, ceramic tiled floor, extractor fan, window.



First Floor

HOTPRESS: Warmflow nest heating zoned.

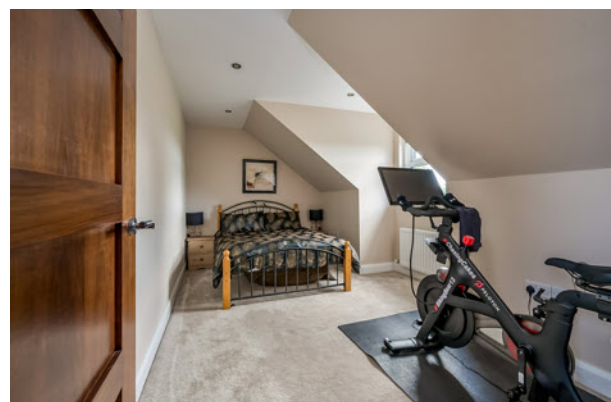
BEDROOM (1): 17' 5" x 12' 6" (5.3m x 3.8m)



ENSUITE: Fully tiled built-in shower cubicle with mains shower unit, shelf recess, twin ceramic sink unit with mixer taps, stone effect tiled splashback, low flush wc, ceramic tiled floor, wall to wall range of built-in cupboards, heated towel rail, Velux window, extractor fan.

BEDROOM (3): 15' 5" x 12' 2" (4.7m x 3.7m) Dormer window, views to front.

BEDROOM (4): 15' 5" x 7' 7" (4.7m x 2.3m) Dormer window, views to rear.



BATHROOM: Luxury 4 piece suite white bathroom suite comprising panelled bath with mixer taps and telephone hand shower recess and tiled surround, fully tiled built-in shower cubicle with mains shower, wash hand basin and low level drainer, closed coupled wc, ceramic tiled floor, heated towel rail, extractor fan, window.



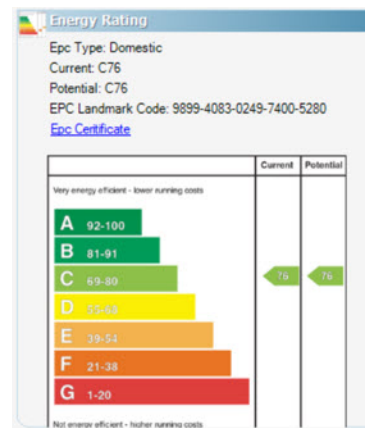
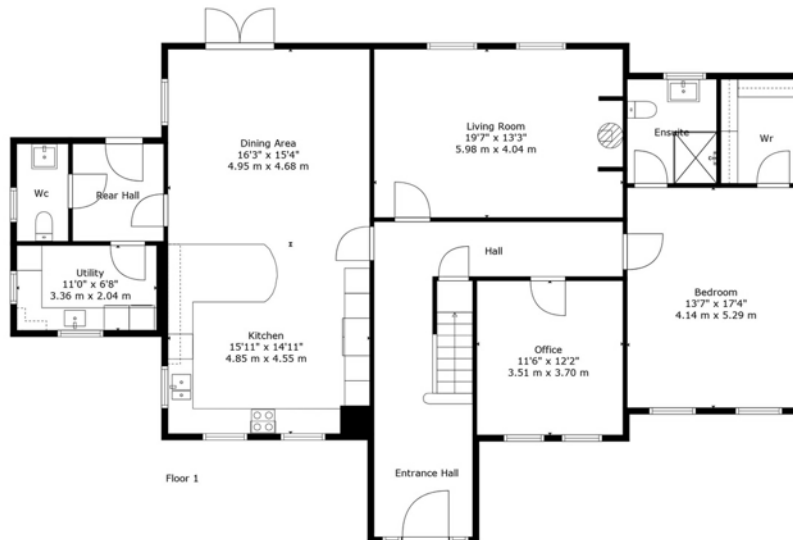
Outside

Electric gates, sweeping tarmac driveway offering ample driveway parking for several vehicles.

DETACHED MATCHING GARAGE: Light and power, roller door.

Granolithic paved patio. Enveloped by gardens in lawn, PVC oil tank, outside tap and light, septic tank.





Location:

Ballygelagh Road runs between Loughdoo Road and the junction of Blackstaff Road and Quarter Road.

Travelling South along the A20 Rowreagh Road, turn left onto Loughdoo Road. Take the first left onto Ballygelagh Road. Number 17e is positioned on the right hand side just after Upper Ballygelagh Road.

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