

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**ROSE COTTAGE, 46
CARROWDORE ROAD,**

OFFERS OVER £475,000

Set on a generous site on the Carrowdore Road, close to Greyabbey village, this stunning detached house is exceptional inside and out. Boasting 4 bedrooms and 3 bathrooms, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by not just one, but four reception rooms, each exuding elegance and style. One of these rooms even features a cosy multi-fuel stove, perfect for those chilly winter evenings. The large kitchen is a chef's dream, complete with a breakfast bar, dining area, snug, and a separate utility room - making it the heart of the home.

The primary bedroom comes with its own ensuite shower room, providing a private sanctuary within this already impressive residence. The attention to detail is evident throughout, with high-end finishes and exceptional décor that elevate the entire property.

Outside, the landscaped gardens are a sight to behold, featuring paved entertaining areas, a tranquil water feature, a garden room/office, lush lawns, and an additional paddock - offering the perfect blend of relaxation and recreation right at your doorstep.

Located conveniently close to the market towns of Newtownards and Bangor, this property offers the best of both worlds - a peaceful, semi-rural lifestyle within easy reach of amenities. With nothing left to do but move in and start enjoying all that this home has to offer, don't miss out on the opportunity to make this beautiful residence your own.



Key Features

- Stunning Detached Residence On A Site Of Circa 0.6 Of An Acre
- Landscaped Gardens To Front And Rear With Additional Paddock Suitable For A Variety Of Purposes
- Four Reception Areas, One With Wood Burning Stove And Additional Cloakroom/Office
- Paved Side Area With Outdoor Garden Room/Office
- Finished To An Extremely High Standard Internally And Externally
- Four Double Bedrooms, Primary With Ensuite Shower Room
- Ground Floor Guest WC And First Floor Luxury Family Bathroom
- Viewing Is Highly Recommended For This Exceptional Home



Accommodation Comprises:

Entrance Hall

Feature vaulted ceiling, solid cherry wood floor, storage space under stairs, french doors to living room.

Guest W/C

White suite comprising pedestal wash hand basin with mixer tap, low flush w/c, wooden floor, partially tiled walls, extractor fan.

Living Room

16'3" x 20'8"
Solid pine wooden flooring, corniced ceiling, Inglenook style fireplace with wood burning stove, feature brick wall and carved wooden surround and mantle, recessed spotlighting, french doors into conservatory.

Conservatory

11'8" x 10'8"
Tiled flooring, double patio doors to enclosed rear garden.

Family Room

14'8" x 12'5"
Solid mahogany wooden floor, corniced ceiling.

Office/Cloakroom

7'0" x 8'10"
Solid cherry wood floor, dual aspect views.

Kitchen/Dining

19'4" x 16'3"
Range of high and low level units, Granite and beech work surfaces, "Belfast" style sink with mixer tap and water filter tap, "Neff" 2 ring gas hob, Gaggenau integrated electric grill and integrated extractor fan, "Neff" integrated oven, integrated fridge/freezer, integrated dishwasher, Aga range cooker, tiled flooring, partially tiled wall, space for dining, space for living, double doors into enclosed rear garden.

Utility Room

6'9" x 7'11"
Range of high and low level units, single stainless steel sink with mixer tap, water filter and drainer, plumbed for washing machine, space for tumble dryer, broom cupboard, tiled flooring, partially tiled walls, corniced ceiling.

Integral Double Garage

18'3" x 22'11"
Double garage, Grant oil fired boiler, extensive loft storage above, roller doors, power, light and door to rear garden.

First Floor

Landing

Galleried landing, velux style window, walk-in wardrobe.

Bedroom 1

16'3" x 14'8"
Double bedroom, engineered wooden flooring, velux style window, stunning views over rolling countryside to Scrabo Tower.

En-suite

White suite comprising walk in shower enclosure with wall mounted overhead shower and glass door, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, tiled walls, tiled flooring, extractor fan, recessed spotlighting.

Bedroom 2

12'7" x 13'0"
Double bedroom, stunning views over rolling countryside to Scrabo Tower.

Bedroom 3

11'4" x 7'11"
Double bedroom, velux style window.

Bedroom 4

8'0" x 11'6"
Wooden flooring.

Bathroom

White suite comprising free standing bath, corner shower enclosure with wall mounted overhead shower and glass door, low flush w/c, vanity unit with mixer tap and storage, luxury vinyl tiles, part tiled walls, part panelled walls, extractor fan, velux style window, heated towel rail.

Outside

Rear: fully enclosed, area in stones, oil storage tank, patio area, space for shed, outside tap and outside light, outdoor office, paved entertaining area, raised beds, water feature, mature plants, shrubs and hedging, area in lawn, lighting scheme, gate to additional paddock.

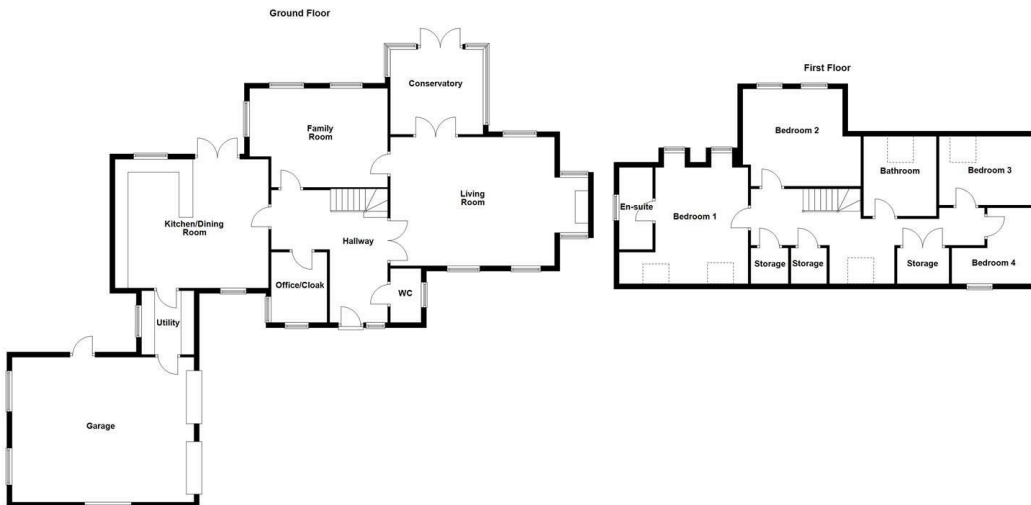
Front: gated driveway with parking for multiple vehicles, area in lawn, bedding areas, mature plants, shrubs, hedging and trees.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The network, systems and appliances shown here are shown for general information only and no guarantee as to their operability or efficiency can be given.

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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