



## 17 Ballycreely Road, Ballygowan Road, Comber, BT23 5PX

**Asking Price £1,100,000**

### LUXURY COUNTRY LIVING

17 Ballycreely Road is located in a fantastic position, offering superb views over the surrounding countryside, whilst being only a few minutes from Ballygowan and a 15 minute drive to Forestside.

Upon entering the property you immediately get a sense of the space on offer with the large open reception hall that provides access to the two reception rooms and also leads to the bespoke Kitchen / Dining / Living area.

The luxury kitchen consists of Shaker style units, a large island with 'Michelangelo' quartz work top and full range of built-in appliances.

On the first floor there are four double bedrooms, two with en-suite shower, whilst the master has a walk-in dressing room. A luxury family bathroom completes the first floor accommodation.

This home has been designed to maximise, not only the natural light, but also the views over the surrounding countryside. Particular attention, at the time of design and construction, was paid to the efficiency with both insulation and the installation of solar panels, which has resulted in an 'A' rating Energy Performance Certificate.

Centrally positioned on just under an acre, the property is approached via electric gates with superb gardens front, side and rear with a large patio area overlooking the surrounding countryside.

A tarmac driveway with ample space to park and turn leads to the detached double garage with a large 1st floor room, (26'0 x 20'0)

A fantastic, bespoke family home.

- New Build Detached Residence of Approximately 4000 sq ft
- Four Double Bedrooms, Two With En-Suite Showers
- Separate Snug/Study
- Family Bathroom Suite
- Electric Gates, Tarmac Driveway Providing Parking & Turning Space
- Centrally Positioned on c 0.9 Acre Site With Fantastic Gardens
- Generous Sized Lounge With Gas Wood Burning Effect Stove & Views Over Countryside
- Exceptional Kitchen/Dining/Living With Walk In Pantry & Utility Room
- LPG Calor Gas Heating / Double Glazing / Solar Panels
- Detached Double Garage With c500 sq ft Room Above

Energy Efficiency Rating		Current	Potential
Key energy efficient - lower running costs		93	93
(92-100) 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	

## The Accommodation Comprises



### Reception Hall

Panelled front door with glazed side Panels to entrance porch, opening to the reception hall. Large (3ft x 3ft) square ceramic tiled flooring. Built in storage.



### Cloak Room

Storage.

### Downstairs Toilet

Low flush w.c, sink unit, illuminated mirror above. Ceramic tiled floor continued from hallway.

**Lounge 33'7 x 16'0 (10.24m x 4.88m)**



Contemporary glass fronted wood burning effect gas stove, resting on stone hearth. Oak flooring. The rear section of this room benefits from glazing on all three walls, with sliding doors to maximise light and also the views over the surrounding countryside.



**Snug / Study 10'9 x 8'9 (3.28m x 2.67m)**



**Fantastic Kitchen/Dining/Living 41'11" x 19'0" (12.8m x 5.8m)**



A Classic Shaker kitchen, with a beaded Ash door painted 'Reed Green' on the tall units with matching tongue and groove painted end panels and gables, incorporating a Tall AEG integrated fridge with matching Freezer and Twin AEG Ovens. Double opening larder unit (internal light) with spice shelves on doors

Large Centre island (13ft x 5'9) painted in 'Sage Green' with matching tongue & groove side panels Michelangelo quartz worktop incorporating double bowl ceramic 'Belfast' sink with a Quooker hot tap, Bora down draft induction hob, integrated dishwasher, double glass door wine cooler and pull out Eco bin drawer. The carcasses are finished in a natural light Oak with soft close hinges and drawers. The island also provides seating for 5 stools.

Tiled Floor.

To the living area side of the kitchen there is a Cast Iron wood burning stove.

To the rear end of the kitchen there are large sliding doors maximising the views over the garden and surrounding countryside whilst providing easy access to the patio area.





**Walk-in Pantry 6'8 x 6'4 (2.03m x 1.93m)**  
'Bordelino Oak' illuminated shelving on three sides.

**Utility Room 9'6 x 9'0 (2.90m x 2.74m)**



Large utility room with 'Bastille' light grey vinyl door on a 'Bordelino Oak' carcass and Laminated worktop and matching upstands, Inset Coloured quartz sink and traditional satin chrome tap.

**First Floor Gallery Landing**



**Principle Bedroom 18'9 x 14'7 (5.72m x 4.45m)**



**Dressing Room 11'8 x 7'2 (3.56m x 2.18m)**

With robe rails either side. Spotlights

**En-Suite 11'8 x 6'5 (3.56m x 1.96m)**



Comprising large fully tiled shower with chrome shower unit with drench head and hand shower attachment, glazed partition, vanity unit with marble top, storage below and illuminated vanity mirror above.

### Bedroom Two 19'5 x 14'6 (5.92m x 4.42m)



At widest points. Views over surrounding fields.



### En-Suite 8'9 x 4'7 (2.67m x 1.40m)



Comprising large fully tiled shower with wood effect tiled walls, matte black shower unit with drench head and hand shower attachment, wash hand basin with storage below, matte black mixer taps and illuminated vanity mirror above. Heated towel rail. Ceramic tiled floor.

**Bedroom Three 16'1 x 13'0 (4.90m x 3.96m)**

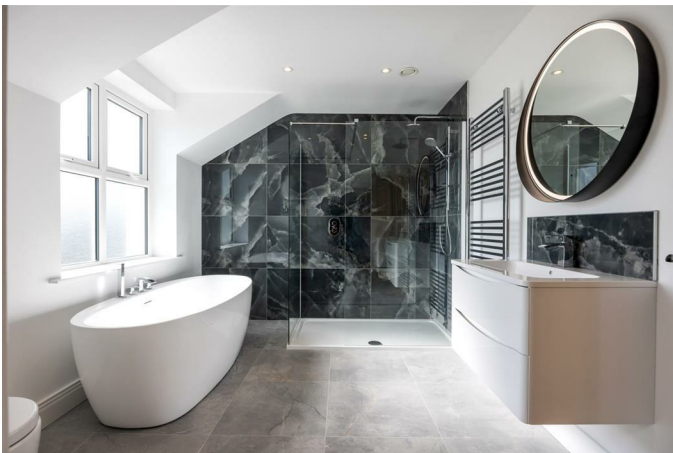


**Bedroom Four 17'5 x 15'8 (5.31m x 4.78m)**



Views over surrounding fields.

**Luxury Family Bathroom Suite 11'7 x 8'9 (3.53m x 2.67m)**



Comprising free standing oval bath with mixer taps and pull out hand shower attachment, large fully tiled shower with chrome shower unit with drench head and hand shower attachment, wash hand basin with mixer taps and storage below, illuminated vanity mirror above, low flush w/c, part tiled walls, tiled floor, heated chrome towel rail, spotlights.





### Landing



Storage facility for Brink Heat Recovery System.  
Additional storage area for hot water cylinder and gas boiler. Hot press.

### Outside Front

The property is approached by electric gates. Tarmac driveway leads to detached double garage with ample parking and space to turn.  
Large front and side garden.

### Detached Double Garage 26'0 x 20'0 (7.92m x 6.10m)



Twin electric up and over doors. Light and power.

**Home Office / Teenage Den 26'0 x 20'0 (7.92m x 6.10m)**



**Exterior staircase provides access. Fully insulated, light power and heating.**



## Outside Rear



From the kitchen/dining/living and main lounge access is provided to the large patio area that overlooks the gardens and surrounding countryside.



## Solar Panels

- + 4 kw solar panel system
- + Eddi hot water diverter (redirects surplus solar power)
- + Battery ready inverter (battery optional extra)

## Electrical Specification

- + Excellent range of TV, light and double socket points
- + Internet connection points
- + Telephone connection points

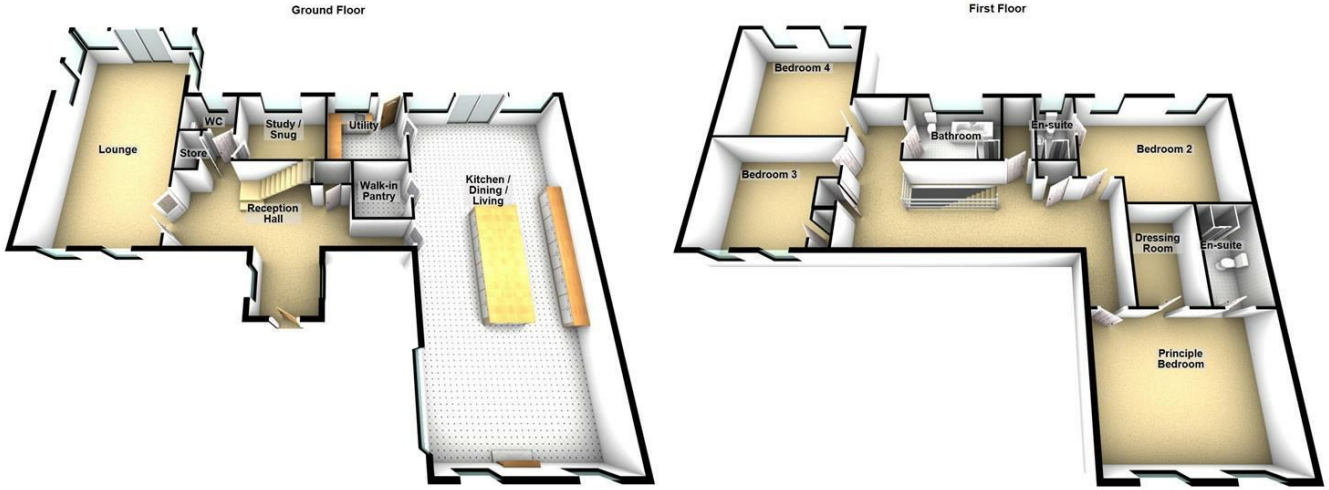
### **Security**

- + Alarm System
- + Electric gates with GSM intercom
- + Mains powered smoke and carbon monoxide alarms

### **Exterior Finish**

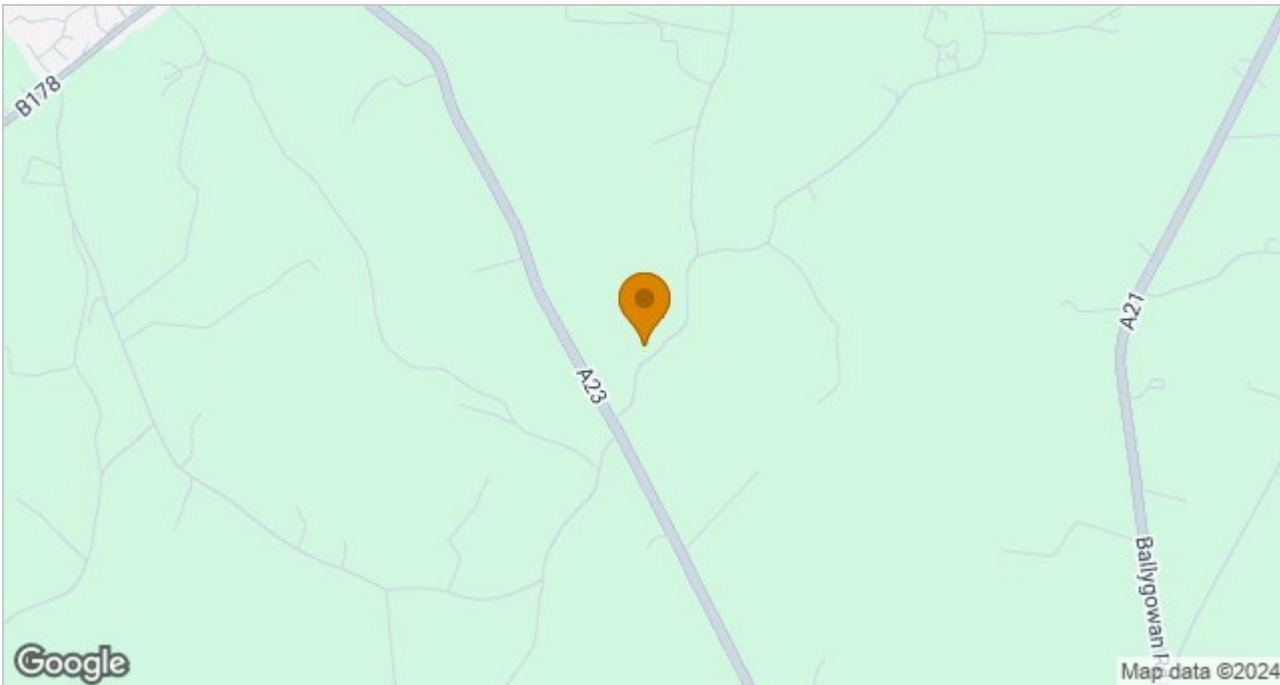
- + External socket
- + Outside tap
- + Front and rear lighting
- + Tarmac driveway

## Floor Plan



Please note the floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of the plan. Plan produced using Planity.

## Area Map



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