



Welcome to 7 Cardy Road East, a stunning five bedroom detached family home in the scenic semi-rural setting of Greyabbey. Set on approximately 1.55 acres, this property offers an ideal blend of comfort, space and modern living.

A sweeping driveway leads to beautifully landscaped gardens with mature trees, flowerbeds and multiple patios for outdoor entertaining. Ample parking and a large wooden garage offer convenient storage solutions. Inside, the home features spacious, versatile living areas, including a large dual aspect family lounge and a bright kitchen/dining area with a separate utility room. A sitting room, sun room and office provide additional spaces for family gatherings or quiet evenings. The ground floor features three bedrooms, including a luxurious master suite with an ensuite and dressing room. Upstairs, two spacious bedrooms and a shower room connect via a mezzanine balcony area, creating a bright and airy atmosphere.

Thoughtfully designed to maximize light and space, this exceptional home is perfect for modern family living. Viewing is highly recommended.

Offers Around  
£485,000

7 Cardy Road East,  
Greyabbey,  
NEWTOWNARDS,  
BT22 2LR

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Viewing by  
appointment  
through agent  
028 9042 4747



- Impressive detached home, offering the perfect blend of rural charm and modern conveniences
- Set on approximately 1.55 acres of beautifully maintained grounds
- Flexible, light-filled living spaces ideal for family life and entertaining
- Inviting entrance hall
- Stylish open-plan kitchen and dining area, filled with natural light
- Separate utility room
- Additional living spaces include dual aspect family lounge, cozy sitting room, sun room and home office/study
- Luxurious master suite on the ground floor, complete with a private ensuite and walk-in dressing room
- Tranquil upstairs area featuring two spacious bedrooms, a modern bathroom and a mezzanine style balcony
- Beautiful, landscaped gardens with mature trees and multiple patios perfect for outdoor entertaining or relaxation
- Ample parking and a large wooden garage/shed
- Secluded yet conveniently located to Newtownards and Bangor in picturesque setting

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH:

ENTRANCE HALL: Cherrywood flooring.

CLOAKROOM: Low flush wc, pedestal wash hand basin, ceramic tiled floor.

LOUNGE: 18' 8" x 12' 6" (5.7m x 3.8m) Dual aspect, cherrywood flooring, picture rail, wall-mounted TV point.



HOME OFFICE: 12' 2" x 8' 6" (3.7m x 2.6m) Reclaimed pine wooden floor.



LIVING ROOM: 14' 1" x 9' 6" (4.3m x 2.9m) Leaded uPVC double glazed sliding patio doors to decking. Light oak wooden floor.



MODERN FULLY FITTED KITCHEN/DINING AREA: 18' 4" x 12' 2" (5.6m x 3.7m) Excellent range of high and low level units, laminate work tops, single drainer sink unit with mixer tap, Neff built-in oven and four ring ceramic hob. Stainless steel extractor fan, built-in microwave and warming drawer. Built-in fridge and freezer, integrated dishwasher, part tiled walls, Chinese slate floor. uPVC double glazed patio doors to garden.



UTILITY ROOM: Plumbed for washing machine, Chinese slate flooring.

SUN ROOM: 15' 1" x 9' 6" (4.6m x 2.9m) Light oak wood strip flooring.



INNER HALLWAY:

PRINCIPAL BEDROOM: 13' 9" x 10' 2" (4.2m x 3.1m) Wall-to-wall range of built-in wardrobes with mirrored sliding doors.

DRESSING ROOM: Built-in robes.

ENSUITE BATHROOM: Tiled panelled bath, pedestal wash hand basin, low flush wc, ceramic tiled floor.



BEDROOM (4): 9' 10" x 9' 2" (3m x 2.8m)



BEDROOM (5): 10' 2" x 7' 7" (3.1m x 2.3m) (Was originally bathroom).



LAUNDRY ROOM: 7' 7" x 7' 7" (2.3m x 2.3m) Plumbed for washing machine, separate storage cupboard.

SHOWER ROOM: Fully tiled built-in double shower cubicle, low flush wc, pedestal wash hand basin, heated towel rail, fully tiled walls, ceramic tiled floor.



First Floor

BEDROOM (2): 18' 8" x 10' 6" (5.7m x 3.2m) Storage in eaves. Megaflow pressurised water tank.

GUEST SUITE (3): 16' 5" x 11' 2" (5m x 3.4m) Bedroom with built-in robes, concealed built-in dressing table. Additional built-in robes.



ENSUITE SHOWER ROOM: Comprising fully tiled built-in double shower cubicle with Mira Sport shower unit, low flush wc, vanity unit with range of cupboards. Ceramic tiled floor, Velux window.

Outside

Sweeping driveway to:

DETACHED TIMBER GARAGE:

Spacious well-maintained private front, side and rear gardens extending to approximately 1.3 acres, large patio and deck areas. Paved parking area.



Location:

Coming from Newtownards along Portaferry Road, turn left after Sailing Club into Mount Stewart Road. Continue for 3-4 miles going straight over at crossroads and passing a red brick Mission Hall.

Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanUp.  
7 Cardy Road East, Greyabbey

### Energy Rating

Epc Type: Domestic

Current: C69

Potential: C71

EPC Landmark Code: 2192-7916-2401-2441-5221

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80	69	71
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

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