

For Sale

Asking Price: £549,950

SimonBrien



Dawsons Hall,
Ardglass Road, Strangford,
BT54 6QS

[simonbrien.com](https://www.simonbrien.com)

Key Features

KITCHEN

- Premium fitted kitchen individually designed and tailored by our in-house team
- Stone worktops in a choice of colours
- Cabinet doors available in a choice of colours with either contemporary or traditional finishes
- Cupboards will feature the very latest pull-out solutions for easy accessibility and a clutter free kitchen
- Drawers will feature multi functional storage compartments
- Appliances to include electric hob with downdraft extractor, integrated oven, warming drawer and combination microwave, built in dishwasher and fridge freezer

QUOOKER BOILING WATER TAP

- Utility
- Choice of units and worktops, incorporating washing machine and tumble dryer

SANITARY WARE

- Choose from an excellent range of quality, contemporary white sanitary ware, vanity units, cabinets and brassware
- Taps can be wall or sink mounted
- Push button operated WCs with concealed cisterns and soft closing seats
- Shower enclosures and bath areas will be fully tiled

INTERNAL DECOR

- All walls and ceilings will be painted in emulsion (3 coats) and we welcome your input for colour and choice of paint finishes
- Doors, skirting boards and architraves will be painted (3 coats) to your specification

FLOORING

- Stairs, landing and first floor bedrooms will be carpeted in a choice of colours with underlay
- Bathroom, ensuite and WC floors will be fully tiled
- Entrance hall and all other downstairs living areas will be fully tiled

ELECTRICAL

- Quality feature lighting throughout with energy efficient LED illumination
- EV charging point
- Remote controlled mood lighting to open plan kitchen living dining area
- 5 amp light/power ring to kitchen living area
- Hard wired security alarm
- Sim-controlled automated entrance gates
- TV points, cat 6 and USB charging points to all living areas and bedrooms
- Heating
- Air source heat pump and associated controls
- Underfloor heating to ground floor • Aluminium radiator system to first floor
- Mechanical heat recovery ventilation system

STAIRCASE

- European white oak newels, handrail and base rails with square profile spindles
- Balustrading options are available for the staircase and upper landing

EXTERNAL

- Snowdon clay roof tiles
- Granite sills • Composite front door set
- uPVC windows in anthracite/white frames
- Aluminium sliding doors to patio area
- Exterior mood lighting and security lighting around the house and gardens
- Outside water taps and power sockets
- Tarmac driveway

LANDSCAPING

- Gardens graded and seeded
- Paved patio areas and paths
- Granite kerbs
- Stone faced boundary wall and entrance pillars with granite copings

DETACHED GARAGE

- Detached double garage with electric roller door, light and power
- Plastered internal walls

Description

Dawsons Hall provides an exclusive development of two exquisite recently constructed family homes set in an outstanding location with delightful views towards the Mourne Mountains and only a short drive away from Kilclief beach and County Down's beautiful coastline.

These exceptional homes extend to approximately 2800 sq.ft plus detached garages, boasting generous versatile accommodation over two floors and feature elegant modern interiors that reflect the very best in contemporary design with all the modern day requirements.

The picturesque Village of Strangford is located just over 3 miles away, offering a good selection of popular quality restaurants, local pubs and day-to-day conveniences. Strangford Lough Ferry provides a regular daily crossing to Portaferry for those who need to commute or just out for a day trip.

The village of Arglass has the renowned Arglass Golf Club, home of the world's oldest clubhouse dating back to 1405. Downpatrick is 9 miles and offers a wide variety of local shops, supermarkets, Primary & Post Primary Schools, varied selection of sports and leisure facilities and Downpatrick Race course. Belfast is approximately 50 minutes away

Viewing is by private appointment through our Belfast Office on 02890 668888.

Accommodation

Entrance Hall with WC and Cloakroom

Kitchen | Dine | Living
32'4" x 14'8" (9.86m x 4.47m):

Utility Room
9'10" x 7'3" (3m x 2.2m):

Garden Room 1
4'8" x 13'2" (4.47m x 4.01m):

Family room
15'3" x 11'9" (4.65m x 3.58m):

Guest Bdrm
11'9" x 11'2" (3.58m x 3.4m):

Ensuite Bathroom
9'10" x 4'10" (3m x 1.47m):

First Floor

Master Bedroom
14'8" x 12'9" (4.47m x 3.89m):

Dressing Room
11'5" x 4'10" (3.48m x 1.47m):

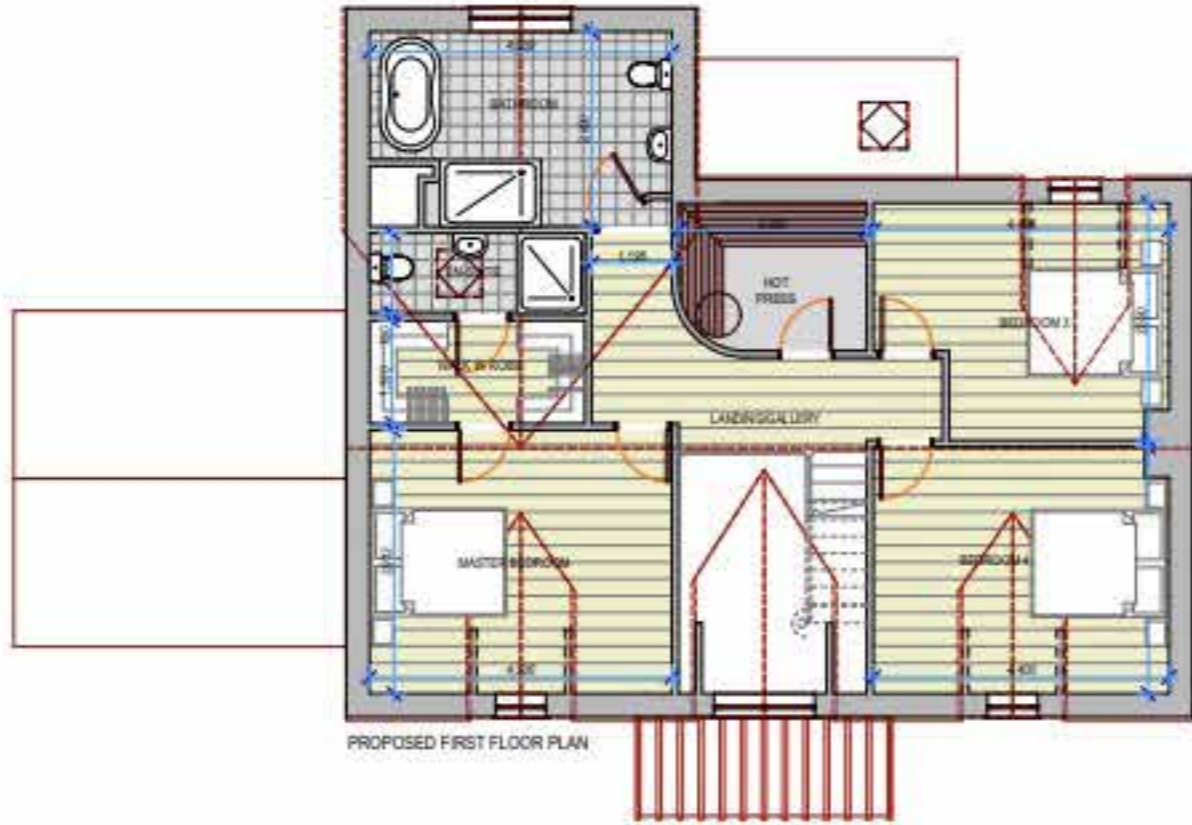
Ensuite Bathroom
11'5" x 3'10" (3.48m x 1.17m):

Bedroom 3
14'5" x 11'6" (4.4m x 3.5m):

Bedroom 4
14'5" x 11'6" (4.4m x 3.5m):

Bathroom
14'8" x 9'6" (4.47m x 2.9m):





DRAFT

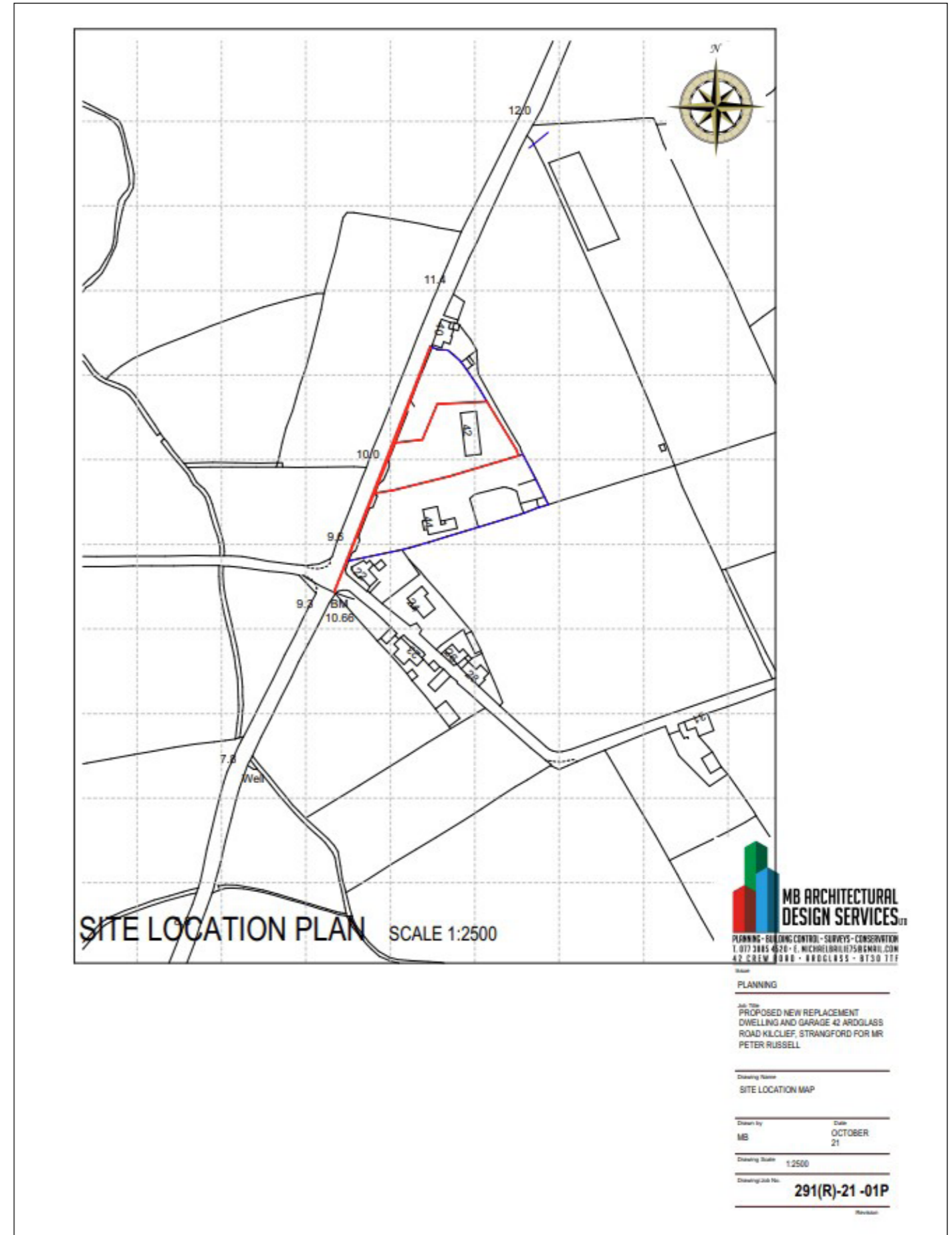
MR ARCHITECTURAL DESIGN SERVICES
 ARCHITECTS & DESIGNERS
 110 THE LANE - BISHOPSCOTE, CO. DUBLIN
 12 TOWN ROAD - BUNGLEIGH - DUBLIN 15

PLANNING
 FOR THE PROPOSED DETACHED DWELLING
 NEARBY TO 110 THE LANE BUNGLEIGH
 COUNTY DUBLIN 15

PROPOSED PLAN AND ELEVATIONS

DATE: 11/10/2024
 BY: [Signature]
 FOR: [Signature]

291-21-03P



VALUER

Mark Leinster

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

Crawford Mulholland

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T: 028 9066 5544

E: office@crawfordmulholland.com



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