



# 1 THE MILL POND

Ardmillan, BT23 6HS

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*Offers around* **£335,000**



DETACHED | 4  | 3  | 2 

The Mill Pond is a small cluster of only four detached family homes accessed by electric gates. Number 1 enjoys a prime position to the right hand side boasting enclosed front and rear gardens with an open aspect to rural countryside.

These modern homes were constructed circa 2012. With architectural merit these properties blend seamlessly to the agricultural surroundings whilst benefitting from bright and spacious accommodation throughout combined with the highest standard of fixtures and fittings. Of particular note is the generous open plan kitchen/dining/living space with bespoke Shaker fitted kitchen, granite work surfaces and porcelain tiled flooring with outlook to the front gardens and glass doors leading to the rear garden, with separate utility room, ground floor WC and porcelain tiled lounge opening to sun room with French doors to the rear gardens.

To the first floor are four well proportioned bedrooms with the principal bedroom and guest bedroom enjoying en suite shower rooms. There is also a separate family bathroom, all with contemporary white sanitary ware. Other benefits include double integral garage, recently updated oil fired boiler and pressurised system, brick paviour driveway with ample parking and mature front and enclosed rear gardens laid in lawns with brick paviour pathways and patio areas.



## KEY FEATURES

- Modern Beautifully Maintained Detached Family Home
- Four Well Proportioned First Floor Bedrooms Including Principal and Guest Bedroom with En Suite Shower Room
- Family Bathroom with Contemporary White Suite
- Generous Open Plan Kitchen/Dining/Living Space with Bespoke Fitted Shaker Kitchen with Granite Work Surfaces
- Lounge Open to Sun Room with French Doors to Rear Patio and Gardens
- Open Fireplaces to Kitchen/Dining/Living Space and to Lounge
- Ground Floor WC
- Enclosed Mature Front and Rear Gardens
- Brick Paviour Driveway
- Double Integral Garage
- Utility Room
- Double Glazing
- Recently Installed Oil Fired Boiler and Pressurised System
- Property Built Circa 2012
- Broadband Speed - Ultrafast

## WHAT THE OWNER'S SAY...

*Ardmillan is a particularly sought after location renowned for its relaxed rural atmosphere and set on the shores of Strangford Lough, an area of truly outstanding natural beauty. There are many coastal and countryside walks close by. Also, Strangford Yacht Club is close at hand for the sailing enthusiast. The location provides ease of access to local amenities in Killinchy, Lisbane and Comber and only a short commute to Belfast. Killinchy Primary School is also easily accessible while excellent road and bus networks link to leading grammar schools.*



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Cloakroom/WC
- Drawing Room/Sun Room  
17'8" x 14'2"
- Open Plan Kitchen/  
Dining/Living Space  
21'3" x 22'10"
- Utility Room  
8'9" x 8'1"

### *First Floor*

- First Floor Landing
- First Floor Return
- Principal Bedroom  
17'8" x 14'2"
- Dressing Area/En-Suite  
Shower Room
- Bedroom Two  
17'8" x 11'
- En-Suite Shower Room
- Family Bathroom
- Bedroom Three  
11'9" x 9'5"
- Bedroom Four  
11'9" x 8'11"

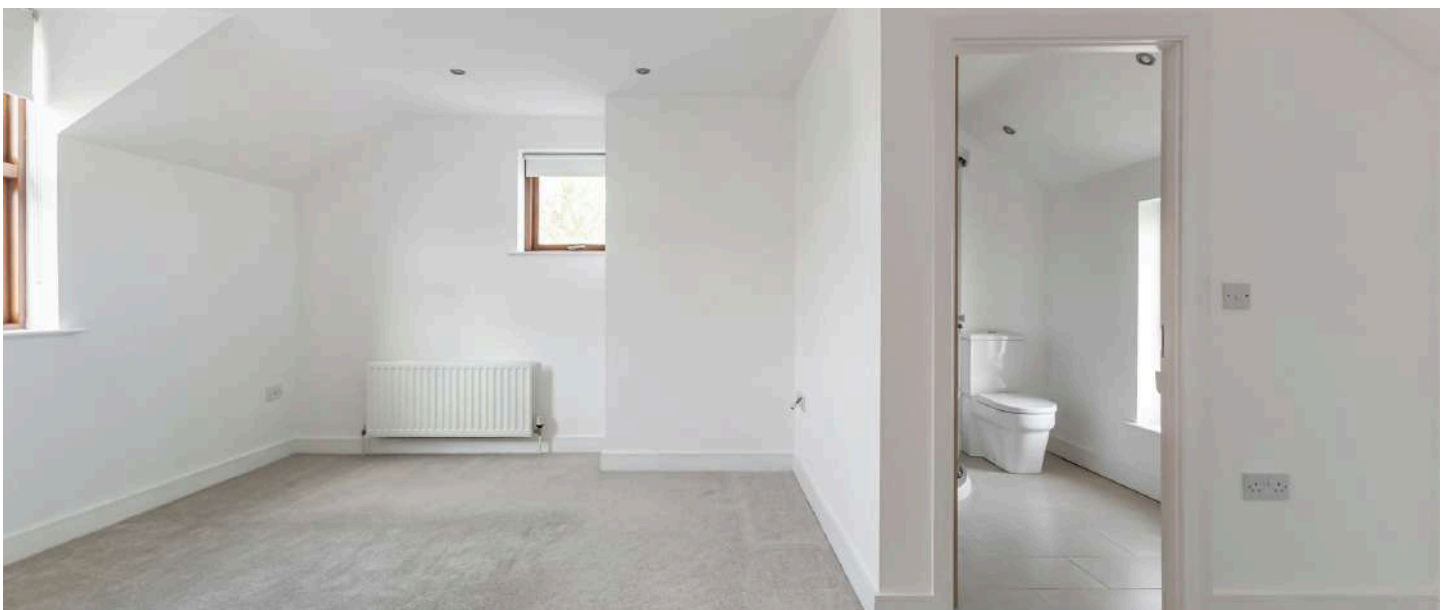
### *Second Floor*

- Roof space is accessed via  
ladder
- Roof space is insulated  
and floored with excellent  
storage

### *Outside*

- Brick paviour driveway,  
enclosed front, side and rear  
gardens laid in lawns with  
brick paviour pathways and  
patio areas, south and  
westerly aspect to rear with  
open aspect to rural  
countryside, outdoor light  
and water tap, brick paviour  
patio areas to rear, oil  
storage tank to rear, bottled  
gas for hob, outdoor lighting,  
gardens completely  
enclosed making an ideal  
space for outdoor  
entertaining or children at  
play.









## DIRECTIONS

*Travelling from Comber Square continue out Killinchy Street straight through the roundabout onto the A22 Killinchy Road. Follow the Killinchy Road to Lisbane. Turn left into Ardmillan Road. Continue along Ardmillan Road leaving Tullynakill Road on your right hand side. The Mill Pond is located a short distance later on your right hand side. Turn into The Mill Pond. Number 1 is the first property on the right hand side.*



## THE LOCAL AREA

*Ardmillan is a residential area in Ards and North Down, Northern Ireland. Ardmillan is situated nearby to the villages Whiterock and Killinchy.*

*Notable places in the area are Mahee Castle, also known as Nendrum Castle, which is a small ruined tower house near Nendrum Monastery on Mahee Island in Strangford Lough, County Down, Northern Ireland. Mahee Castle is situated 1¼ miles northeast of Ardmillan..*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	70	70
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

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