



4A KILBRIGHT ROAD

Carrowdore, BT22 2HG

Offers around **£400,000**



DETACHED | 4  | 5  | 3 

Occupying an idyllic semi rural site of around 1/3 of an acre here is an ideal opportunity to purchase an attractive detached family home with picturesque views of the countryside and to the sea.

Constructed approximately twenty one years ago the property still provides that all important feeling of warmth and character.

The accommodation is bright, spacious and flexible with the ground floor comprising living room with cast iron fireplace and gas coal effect fire, cosy family room, good size oak fitted kitchen with granite worktops, range of integrated appliances and casual dining area, two well proportioned bedrooms, both with en suite facilities, as well as a bathroom with three piece suite. Upstairs this fine home is further enhanced by having two additional bedrooms, again with en suite shower rooms, and both have built-in wardrobes.

Outside does not disappoint either. The property sits on a beautifully presented mature site with lawns and vast array of colourful flowers, plants, trees and shrubs. A stone driveway and forecourt, entered via electric gates, provide parking for cars, caravans, boats, horse boxes, etc. The site as a whole is extremely private and the rear garden also has a paved patio barbecue area making it ideal for children at play, outdoor entertaining or enjoying the sun. Other benefits include oil fired central heating, uPVC double glazed windows, utility room, Megaflow pressurised water system and integral double garage.



KEY FEATURES

- Attractive Detached Family Home
- Lush Semi Rural Site of Around a 1/3 of an Acre
- Constructed Approximately Twenty One Years Ago But Possesses That All Important Feeling of Warmth and Ambiance
- Picturesque Views of the Countryside and to the Sea
- Living Room with Solid Oak Floor, Period Cast Iron Fireplace and Gas Coal Effect Fire
- Cosy Family Room with Solid Oak Floor
- Oak Fitted Kitchen with Granite Worktops, Range of Integrated Appliances and Casual Dining Area
- Separate Utility Room
- Four Well Proportioned Bedrooms All with En Suite Shower Rooms
- Two Bedrooms on the Ground Floor
- Ground Floor Bathroom with Three Piece Suite
- Oil Fired Central Heating, uPVC Double Glazed Windows
- Megaflow Pressurised Water System
- Beautifully Manicured Mature Site with Lawns, Vast Array of Colourful Flowers, Plants, Trees and Shrubs to Front and Rear



ROOM DETAILS

Ground Floor

- Reception Hall
- Living Room
15'8" x 13'1"
- Family Room
12'1" x 11'4"
- Kitchen with Casual Dining
Area
21'2" x 9'10"
- Rear Porch Utility Room
- Bedroom One
11'4" x 15'0"
- En Suite Shower Room
- Bedroom Two
12'0" x 9'9"
- En Suite Shower Room
- Bathroom

First Floor

- Landing
- Bedroom Three
12'11" x 11'3"
- En Suite Shower Room"
- Bedroom Four
12'7" x 11'4"
- En Suite Shower Room

Outside

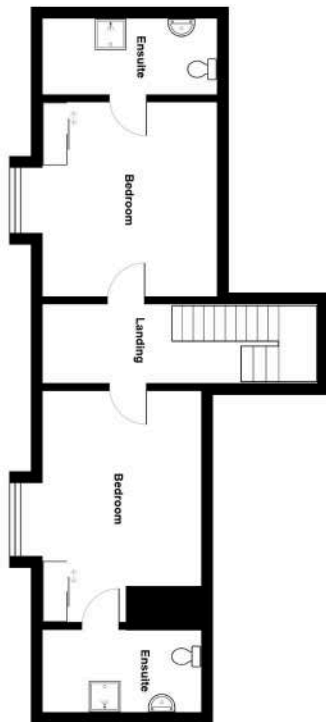
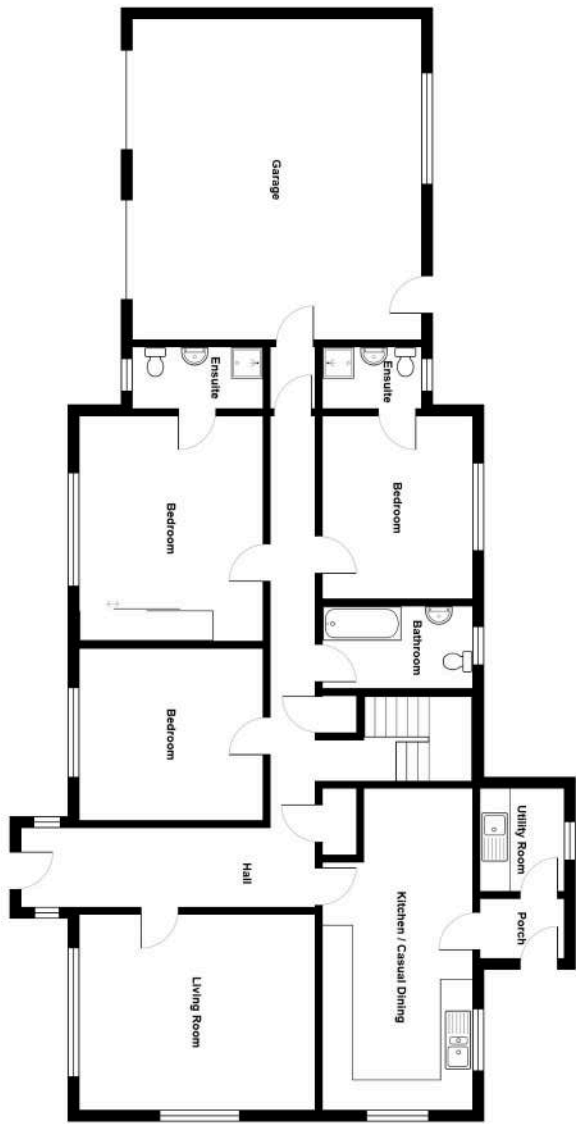
- Integral Double Garage
21'2" x 19'5"

Outside

- Outstanding semi rural site of around 1/3 of an acre. Mature gardens in lawns with array of colourful flowers, plants and shrubs. Paved Rear Patio
- Electric gates, stone driveway and forecourt









DIRECTIONS

Travelling through Main Street In Carrowdore turn right onto New Road. Travel for approx 1 Mile and turn left onto Kilbright Road North, then right onto Kilbright Road - No 4a is on the right.



THE LOCAL AREA

.Close to Eden Pottery and in the middle of the peninsula is the sleepy village of Carrowdore, once famous for its short circuit motor bike races and the only village on the peninsula which is landlocked. Nearby Christ Church Carrowdore is the burial place of the famous poet and playwright Louis MacNeice.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
A		
81-91		
B		
69-80		
C		
55-68		
D		
39-54	54	67
E		
21-38		
F		
1-20		
G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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