

For Sale

Asking Price: £549,950

SimonBrien



Dawsons Hall,
Ardglass Road, Strangford,
BT30 7ED

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

Key Features

KITCHEN

- The kitchen is the heart of the home and we have allowed a generous PC sum for you to choose your luxury kitchen and utility from your preferred supplier

BATHROOMS, ENSUITES AND WC

- We have allowed a generous PC sum which you can use with any sanitary ware supplier to create your own luxury haven

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

- A generous PC Sum is included for wall and floor tiling
- Choose you carpets and flooring with a PC Sum to be used in the suppliers of your choice

ELECTRICAL

- Quality feature lighting throughout with energy efficient LED illumination
- Wired for EV charging point (charging unit not included)
- 5 amp light/power ring to kitchen living area
- Hard wired security alarm • TV points, cat 6 and USB charging points to all living areas and bedrooms
- Cabling installed to entrance to enable you to fit your own electric gates

HEATING

- LPG gas fired central heating
- Solar panels will provide hot water
- Underfloor heating on ground floor with radiators on first floor
- Mechanical heat recovery system

STAIRCASE

- European white oak newels, handrail and base rails with square profile spindles

EXTERNAL

- Composite front door set • uPVC windows in anthracite/white frames
- French doors to patio area
- Exterior mood lighting and security lighting around the house and gardens
- Outside water taps and power sockets
- Gravel driveway

LANDSCAPING

- Gardens graded and seeded
- Paved patio areas and paths

DETACHED GARAGE

- Detached garage with light and power
- Ranch style fencing and walls to boundaries



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
14'8" 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):

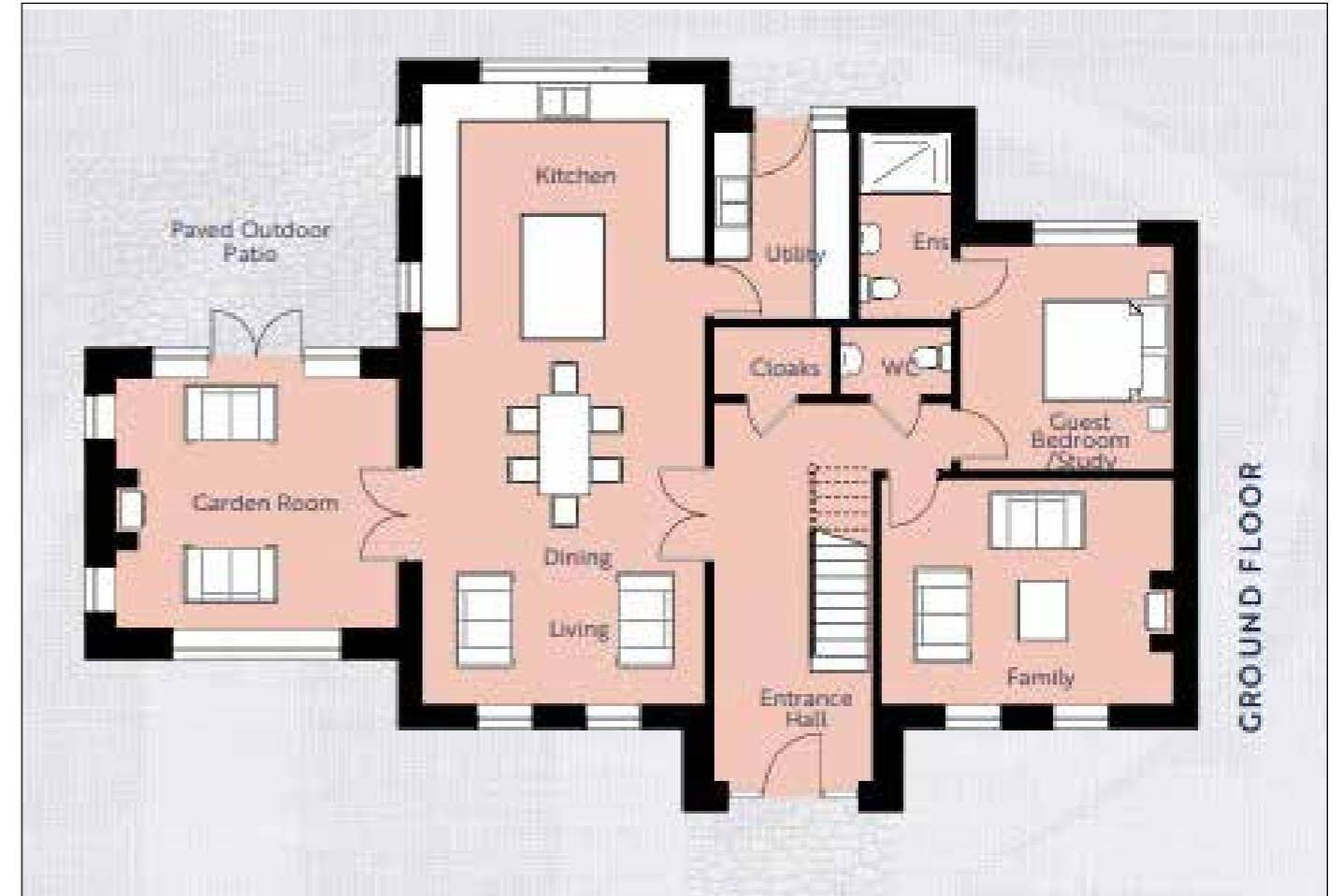
Bedroom 3
14'5" x 11'6" (4.4m x 3.5m):

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

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



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VALUER

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

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