



APT 2 ARDARA HOUSE
11 BALLYGOWAN ROAD

Comber, BT23 5PG

Offers over **£450,000**



TOWNHOUSE/FIRST FLOOR APARTMENT | 3  | 1  | 3 

In 1984, Ardara House was sympathetically sub divided into six very individual Luxury apartments of which this, is the largest and principal first floor apartment extending to an impressive 2400 Sq ft.

Accommodation in brief consists of a breathtaking grand entrance hallway with stunning architectural detail and feature carved fireplace. The sweeping ornate staircase leads the way to the first floor. The bright spacious open plan kitchen / living / dining space provides fabulous dual aspect outlook with views stretching as far as Strangford Lough. The 2024 installed bespoke fully fitted kitchen includes a wide range of high-end integrated appliances. There is also an abundance of space for both casual dining or for entertaining guests. The property also boasts the most exquisite Drawing room with marble carved period fireplace and fabulous outlook through original sliding sash windows. The gentleman's study is fitted with bespoke book and display shelving with outlook over Comber to Strangford Lough and the Ards Peninsula. The stunning architectural detail continues into the two luxurious bedrooms with built in storage. The bathroom also provides elegance with original listed Victorian tiles and white suite.

Further benefits include separate utility room, recently installed 2024 oil fired central heating with contemporary column heaters, ornate high cornice ceilings, landing with feature display area and stairs leading to a spacious fully floored roof space which may be ideal for conversion subject to usual permissions.



KEY FEATURES

- Luxury Apartment Extending to an Impressive 2400 Sq ft Built by The Andrews Family
- Breathtaking Grand Entrance Hallway with Stunning Architectural Detail and Feature Carved Fireplace
- Ornate Sweeping Carved Staircase with Polished Newel Posts and Wrought Iron Spindles
- Bright Spacious Open Plan Bespoke Fully Fitted Kitchen / Living / Dining Space Providing Fabulous Dual Aspect Outlook with Views Stretching as Far as Strangford Lough
- Exquisite Drawing Room with Marble Carved Period Fireplace and Fabulous Outlook Through Original Sliding Sash Windows
- Gentleman's Study Fitted with Bespoke Book and Display Shelving with Fabulous Outlook Over Comber to Strangford Lough and The Ards Peninsula
- Two Luxurious Bedrooms with Built in Storage and Stunning Architectural Detail
- Elegant Bathroom with Original Listed Victorian Tiles and White Suite.
- Utility Room / Boot Room with Excellent Storage and Plumbed for washer / Dryer
- Oil Fired Central Heating with Contemporary Column Heaters all Recently Installed
- Landing with Feature Display Area
- Spacious Fully Floored Roof Space Providing a wealth of Storage Space
- We Recommend Your Earliest Internal Inspection to Fully Appreciate all that it has to Offer.
- Broadband Speed - Superfast!

WHAT THE OWNER'S SAY...

Dating back to 1882, Ardara House was built by the Andrews Family and was the birth place of Thomas Andrews Jr, the chief designer, owner and managing director of Belfast's world famous Harland and Wolff Shipyard. Thomas Andrews Jr was renowned for being the designer of the ill-fated White Star Liner, Titanic, which sank on its maiden voyage in 1912



ROOM DETAILS

Ground Floor

- Reception/Dining Hall
6'7" x 15'

First Floor

- First Floor Return
- Walk-In Cloaks/Boot Room/Utility
- Bathroom
- Matching WC
- Lobby
- First Floor Landing
8'10" x 29'9"
- Kitchen/Living/Dining
16'4" x 21'9"
- Drawing/Dining Room
22'9" x 20'6"
- Study/Bedroom
8'10" x 6'7"
- Bedroom One
16'2" x 15'3"
- Bedroom Two
17'3" x 15'4"

Second Floor

- Roof Space
23'10" x 8'10"

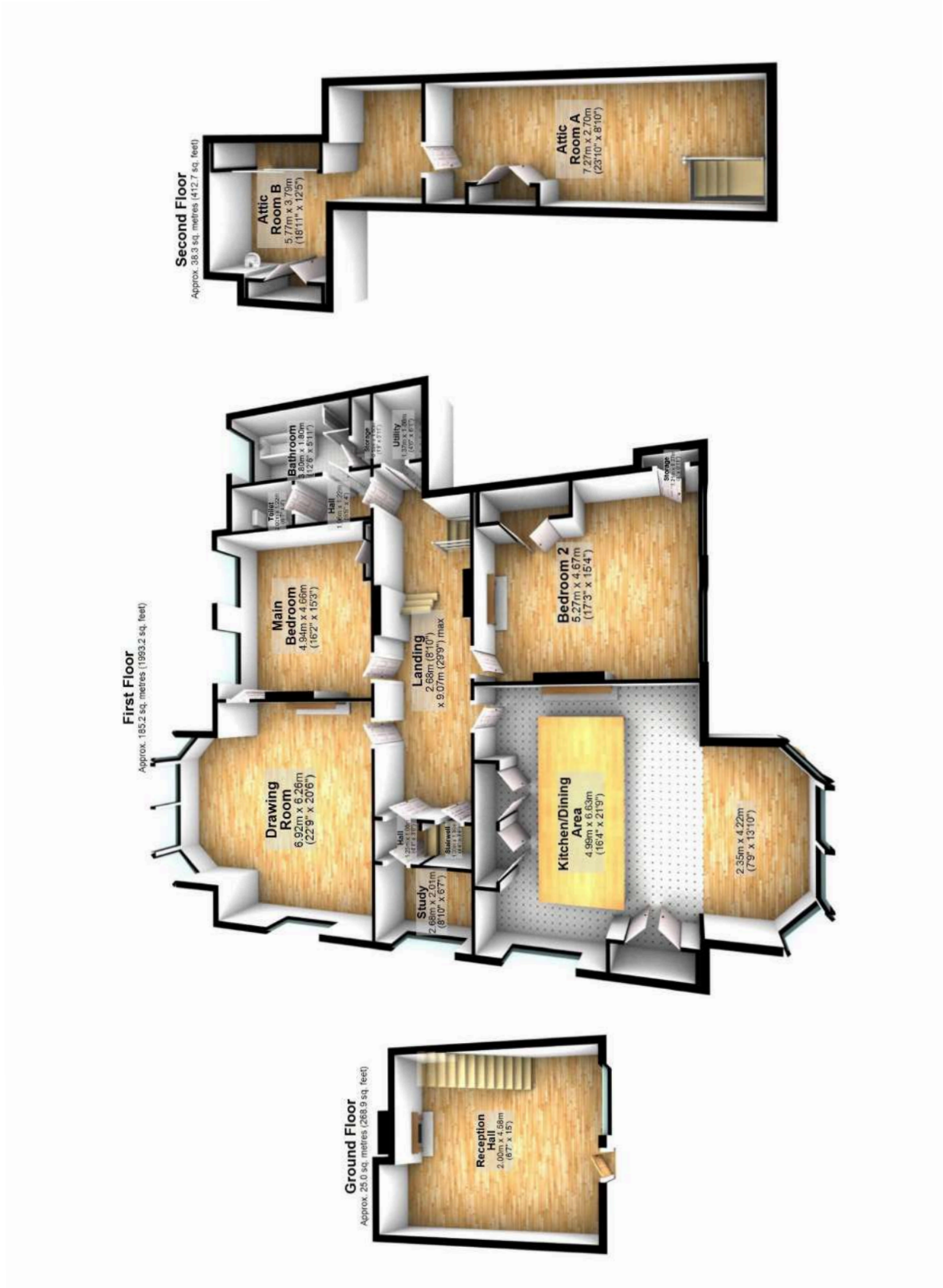
Outside

- Tranquil, mature, well maintained, communal grounds surround the property, laid in lawn with mature rhododendron bushes, climbing wisteria, mature native trees and shrubbery that provide an excellent degree of shelter and privacy
- Tarmac laneway leads to additional parking and a private and sheltered garden area with seating area, raised beds planted in vegetables, flower beds, brown bin storage area.
- Car port parking for one car with communal visitors parking, access to garden store





FLOOR PLANS





DIRECTIONS

From The Square in Comber head up High Street onto the Ballygowan Road, Ardara House will be on the right-hand side.



THE LOCAL AREA

Quaint Comber: The 'home of great taste' – and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, talking in Stormont Estate, Scrabo Tower and more. It's also a wonderful spot for walking or shooting the breeze with the locals in the square

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	48	66
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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