

simon**BRIEN**
RESIDENTIAL

2a Cardy Road East,
Greyabbey, BT22 2LR



Offers Around £295,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- Large Detached Chalet Bungalow
- Circa 2,300 sq ft
- Set within C. 0.3 acre of gardens
- Lounge with open fire
- Family room
- Dining room
- Separate utility
- Home study/ small play room
- Four double bedrooms
- Bed 1 with ensuite
- Modern shower room comprising White suite
- Bedroom 2 & 4 have lovely countryside views
- Oil fired central heating system (boiler replaced in 2015)
- uPVC double glazed windows and doors



SUMMARY

Resting on a circa 0.3 acre site we bring to the market this deceptively spacious detached chalet bungalow. 2a Cardy Road East is positioned within a country setting yet is conveniently located to the historic village of Greyabbey, coastal towns of Donaghadee and Ballywalter, and the busy shopping town of Newtownards is easily reached via a 20 min drive.

The subject property holds a wealth of accommodation which, we feel, would be best suited to a growing family, and briefly consists of: entrance hall, lounge, deluxe kitchen, separate utility room, family room/snug, dining room, modern shower room, four great sized bedrooms, bed 1 with ensuite and a home study, which may be used as a small play or hobby room.

Externally the property is set on circa 0.3 acres of gardens which have been laid out in manicured lawns, hedging and mature trees. There is a large driveway to the front providing ample parking for all the family



THE PROPERTY COMPRISES:

GROUND FLOOR

COVERED ENTRANCE PORCH:

Outside light, uPVC double glazed door and matching side light to:

ENTRANCE HALL:

Telephone point, concealed hotpress with copper cylinder and immersion heater, glazed door to:

LOUNGE:

16' 11" x 15' 3" (5.16m x 4.65m)

Attractive cream marble fireplace, cast iron inset, open fire, granite hearth, dual aspect with countryside views to front, corniced ceiling.



DELUXE KITCHEN:

15' 3" x 11' 10" (4.65m x 3.61m)

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level cream shaker style units, Formica round edge work surfaces, glass extractor hood, plumbed for dishwasher, concealed wall tiling, ceramic tiled floor, LED recessed spot lighting to kickboards.



UTILITY ROOM:

8' 9" x 8' 1" (2.67m x 2.46m)

Range of high and low level units, Formica round edge work surfaces, plumbed for washing machine, wall tiling, ceramic tiled floor, uPVC double glazed door to rear.



FAMILY ROOM:

13' 0" x 11' 5" (3.96m x 3.48m)

Polished laminate floor, corniced ceiling, uPVC double glazed French doors to rear.



DINING ROOM:

12' 10" x 11' 10" (3.91m x 3.61m)

Polished laminate floor, views to the Mourne Mountains.



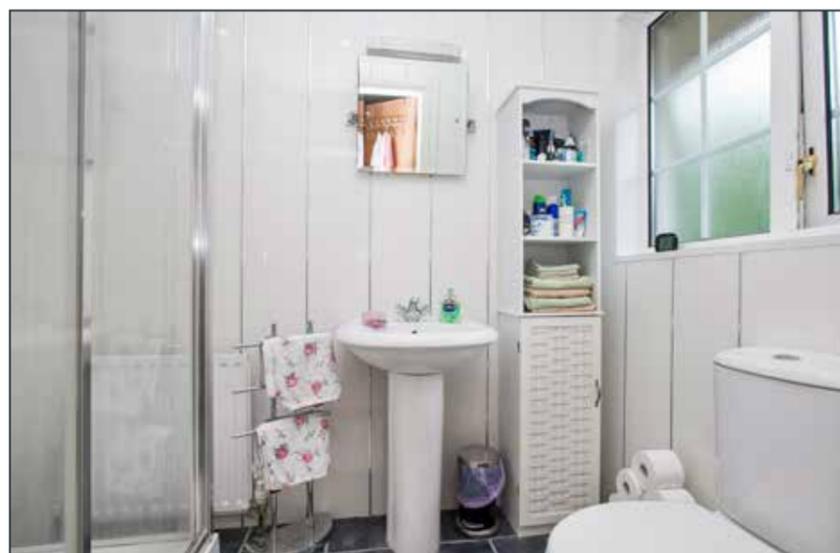
LUXURY SHOWER ROOM:

Modern white suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower, oversize shower head, vanity sink unit with mixer taps and cupboards, push button WC, wall tiling, ceramic tiled floor, extractor fan, recessed spot lighting.



BEDROOM (1):
11' 4" x 10' 11" (3.45m x 3.33m)

Range of modern Sliderobes.



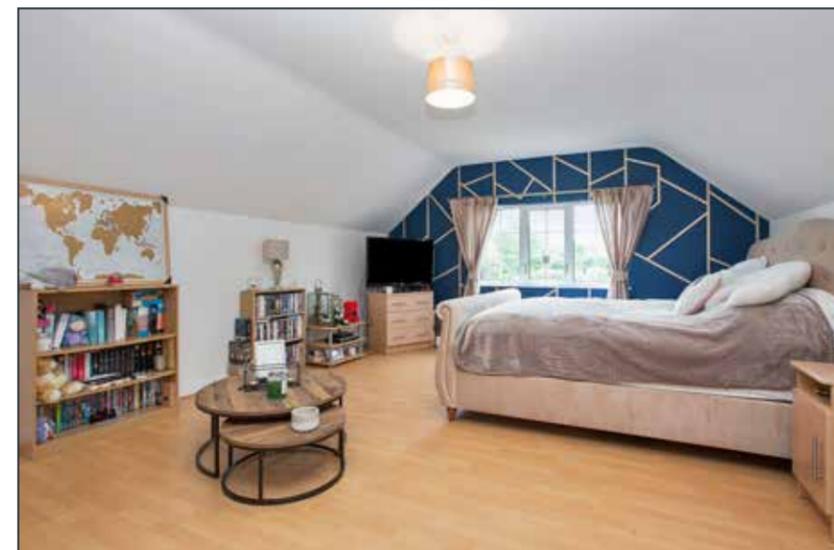
ENSUITE SHOWER ROOM:

Modern white suite comprising: Separate shower cubicle, pedestal wash hand basin with mixer taps, push button WC, PVC clad walls, polished laminate floor, LED recessed spotlights, extractor fan.



BEDROOM (2):
11' 5" x 10' 11" (3.48m x 3.33m)

Range of modern Sliderobes, views to the Mourne Mountains.



FIRST FLOOR

LANDING:

Walk in storage, velux window.

BEDROOM (3):

19' 7" x 14' 7" (5.97m x 4.44m)

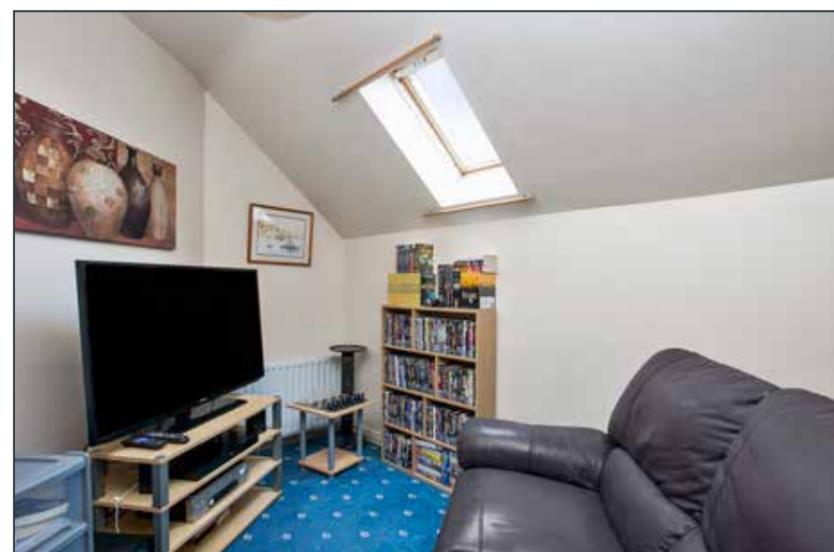
Polished laminate floor, eaves access.



BEDROOM (4):

14' 7" x 12' 5" (4.44m x 3.78m)

Polished laminate floor, views to Strangford Lough, eaves access.



STUDY:

11' 3" x 7' 5" (3.43m x 2.26m)

OUTSIDE

Large garden (third of an acre) in manicured lawn to front and side of property. Enclosed rear garden laid out in lawn, trees, hedging etc, further area to rear laid out in mature trees, hedging etc.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



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REF: RO/F/20/AN



	Current	Potential
Vary energy efficient – lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	65
E 39-54		
F 21-38		
G 1-20		

EPC REF: 9904-7577-0022-9220-8703

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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