

3 Glastry Road, Kircubbin, BT22 2QX



Asking Price £250,000

Telephone 02891 800700 www.simonbrien.com



KEY FEATURES

- Attractive detached home in a delightful rural location
- Private site c. 0.3 acre
- Deceptively spacious accommodation
- Entrance hall with gallery landing
- Open plan kitchen/living/dining space
- Excellent fitted kitchen with marble worktops
- Living area with wood burning stove and double doors to rear
- Drawing room with open fire
- Four bedrooms (two on ground floor)
- Master bedroom with walk in wardrobe
- Shower room on first floor
- Bathroom on ground floor Downstairs WC
- Utility room
- Oil fired central heating
- Double glazed windows
- Gardens to the front and rear
- Rear garden with covered stores, garden shed, greenhouse and summer house
- Kircubbin to 1.5 miles, Greyabbey to 5 miles, 10 miles to Portaferry, 12 miles to Newtownards







SUMMARY

This attractive detached home occupies a private site set back from the Glastry Road with gardens to front giving this fine home an enviable approach. Situated only 1.5 miles from Kircubbin town, and a short drive from Greyabbey, Portaferry and Newtownards. With an array of recreational beauty spots such as Mount Stewart, equestrian facilities, water sports within Strangford Lough all on your door step.

This property offers deceptively spacious accommodation over two levels. On the ground floor you are greeted by an entrance hall with staircase and gallery landing; drawing room; open plan kitchen, living and dining space; snug; two bedrooms; bathroom; WC and utility room. On the first floor there are a further two bedrooms and a shower room. Outside the property sits with gardens to the front and rear. To the rear there are lawns, garden stores, a summer house and green house. There is a driveway with parking to the side. The property has been refurbished in recent years and benefits from double glazed windows and oil fired central heating.

Internal inspection is recommended to appreciate what this home has to offer.

THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood panelled entrance door with glazed side panels to:

ENTRANCE HALL:

Staircase to first floor with gallery landing.

LIVING ROOM:

15' 6" x 11' 2" (4.72m x 3.4m)

Carved wood fire surround with cast iron inset, open fire and tiled hearth, door to Snug.



KITCHEN/LIVING/DINING:

26' 2" x 17' 8" (7.98m x 5.38m)

KITCHEN: Excellent range of high and low level fitted units with marble worktops, Belfast sink, space for range cooker, recess for American fridge freezer, integrated dishwasher, island with hardwood worktops, tiled floor, recessed lighting, access to Snug.

LIVING/DINING: Free standing wood burning stove, engineered wood floor, double opening patio doors to garden.











UTILITY ROOM:

14′ 10″ x 5′ 8″ (4.52m x 1.73m)

Good range of fitted units, Belfast sink, plumbed for washing machine, space for tumble dryer, barn style hardwood panelled door to side, recessed lighting, tiled floor, cloaks space.

WC:

Low flush WC, wash hand basin, tiled floor, recessed lighting.



SNUG:

12' 1" x 9' 0" (3.68m x 2.74m)

Hard wood strip floor, access to living area.



BEDROOM (3):

15' 6" x 11' 2" (4.72m x 3.4m)









BEDROOM (4): 11' 10" x 10' 0" (3.61m x 3.05m)



BATHROOM:

Contemporary white suite comprising of low flush WC, wash hand basin with vanity unit below, free standing bath with chrome mixer taps and shower attachment, tiled floor, fully tiled walls, recessed lighting, chrome heated towel rail.



FIRST FLOOR

LANDING:

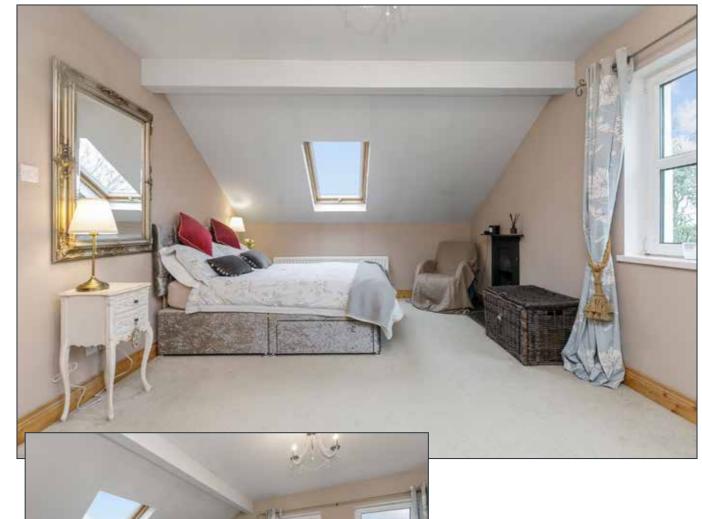
Walk in hotpress, velux window. Eaves storage.

BEDROOM (1):

17' 3" x 11' 8" (5.26m x 3.56m)

Velux window, cast iron fireplace, walk in wardrobe with hanging space and shelving.







BEDROOM (2):

14′ 1″ x 9′ 5″ (4.29m x 2.87m)

Velux window.

SHOWER ROOM:

Contemporary white suite comprising of low flush WC, wash hand basin with vanity cupboard below, fully tiled corner shower with chrome thermostatic fitments, tiled floor, chrome heated towel rail, velux window, recessed lighting.



OUTSIDE

Patio gardens laid in lawns, covered stores, garden shed, green house, summer house, boiler house with oil fired boiler. Water supply.



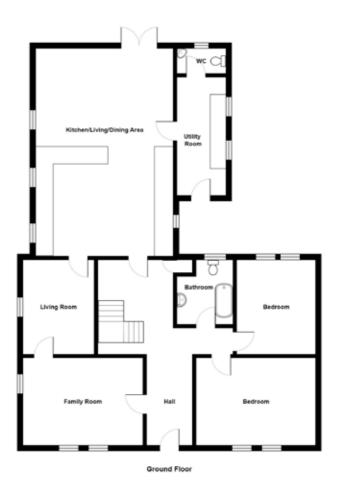




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Location



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Website

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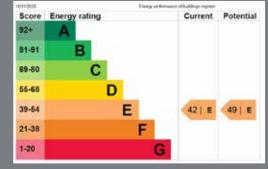




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