

simon**BRIEN**
RESIDENTIAL

12 Kilbright Road,
Carrowdore, BT22 2HQ



Offers Around £365,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A recently modernised detached chalet bungalow
- Well-appointed throughout to a very trendy standard
- Entrance hall with Oak floor
- Lounge with feature bay window and wood burning stove
- Living room providing an open fire
- Great sized family room
- Open plan hand painted kitchen with formal dining
- A stunning showpiece bathroom in White traditional style suite
- Boot room and separate utility
- Four bedrooms
- Luxury shower room on the first floor
- Detached matching garage
- Concrete and gravel driveway
- Immaculate gardens to front, side and rear laid out in lawns, patio, trees, hedging and pergola
- Oil fired central heating system
- uPVC double glazed windows, sliding sash installed to front 2021
- Green composite front door

SUMMARY

The picturesque setting surrounding Carrowdore and Ballywalter have proven to be one of the consistently popular areas for families seeking to move to the country, yet remaining within close proximity to the neighbour Newtownards and Bangor towns. This particular area of the Ards Peninsula usually attracts buyers who are looking to set up home in an established location wishing to embrace aspects of countryside living and further avail of being within a short drive of the stunning coastline and the award winning beaches on offer at Ballywalter and Millisle.

Our clients have recently completed a fantastic modernisation programme of works on this beautiful detached chalet bungalow, which offers deceptive and well-appointed accommodation finished on a trendy fashion throughout. At ground floor level the accommodation briefly comprises of entrance hall with Oak floor, a gorgeous lounge with feature bay window and wood burning stove, living room with open fire, great sized family room with Oak floor, open plan luxury hand painted kitchen come formal dining room, a showpiece bathroom, boot room and utility. On the first floor there are four good sized bedrooms and a luxury shower room.

Externally the property has gardens to the front, side and rear in manicured lawns, large patio, a selection of trees and hedging, pergola and well stocked flowerbeds. There is a detached garage accompanied with a concrete and gravel driveway with plenty of off-road parking for all the family.

Viewing is by appointment through our Newtownards office on 02891 800700.



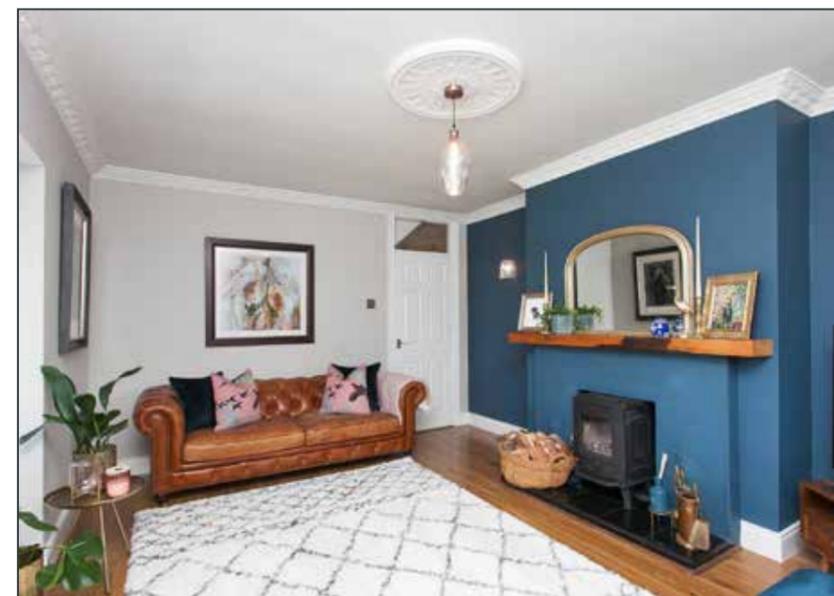
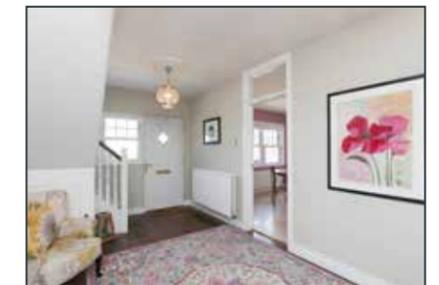
THE PROPERTY COMPRISES:

GROUND FLOOR

Composite front door, outside light.

ENTRANCE HALL:

Solid oak floor, ceiling rose.



LOUNGE:

15' 11" x 11' 10" (4.85m x 3.61m)

Attractive fireplace, reclaimed sleeper mantle, Horseflame stove, granite hearth, polished laminate floor, dual aspect, feature bay window, wall light points, corniced ceiling and ceiling rose.



LIVING ROOM:
15' 11" x 11' 11" (4.85m x 3.63m)

Attractive pine fireplace, large open fire with basket, tiled hearth, polished oak floor, dual aspect, wall light points, corniced ceiling, ceiling rose.



LUXURY BATHROOM:

Traditional style white suite comprising: Roll top bath with mixer taps and telephone hand shower, pedestal wash hand basin, low flush WC, towel radiator, heritage green wall tiling, ceramic tiled floor, wall light points, corniced ceiling, ceiling rose.



LUXURY KITCHEN/DINING:
24' 2" x 11' 10" (7.37m x 3.61m)

1.5 tub enamel sink, mixer taps, range of high and low level solid pine units, hand painted in cream and heritage green, Formica roll edge work surface, recess for 110 cooker, extractor hood, integrated fridge and dishwasher, display cabinet, plate galley, island, cream wall tiling, stone tiled floor, dual aspect.





FAMILY ROOM:
13' 4" x 11' 11" (4.06m x 3.63m)
Polished oak floor.



BOOT ROOM:
9' 6" x 5' 6" (2.9m x 1.68m)
Bench seat, concealed Worcester Bosch oil fired boiler, stone tiled floor, uPVC double glazed door to rear.



UTILITY ROOM:
11' 11" x 4' 2" (3.63m x 1.27m)
Formica roll edge work surfaces, plumbed for washing machine.



FIRST FLOOR

LANDING:

Concealed hotpress with copper cylinder and immersion heater, LED lighting, access to roofspace, two velux windows.



BEDROOM (3):
14' 7" x 9' 1" (4.44m x 2.77m) At widest points.

Double built in robe, countryside views.



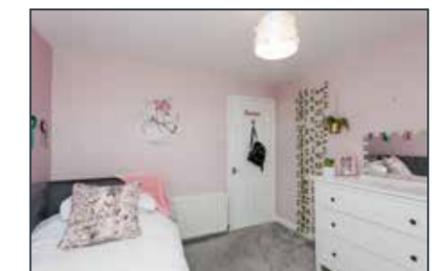
BEDROOM (1):
17' 1" x 11' 7" (5.21m x 3.53m) At widest points.

Mock cast iron fireplace, 2 double built in robes, wall light points, countryside views.



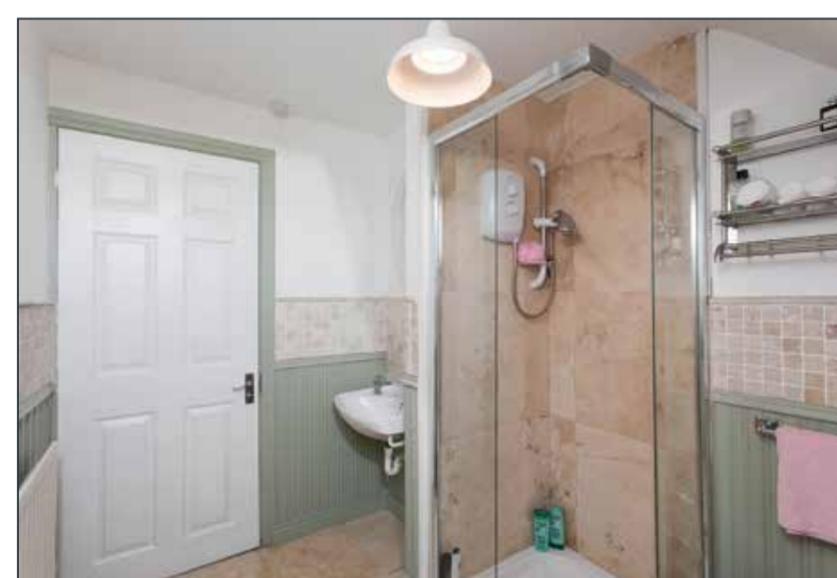
BEDROOM (4):
10' 4" x 9' 2" (3.15m x 2.79m)

Eaves storage, velux window.



BEDROOM (2):
10' 4" x 9' 6" (3.15m x 2.9m)

Access to eaves storage, velux window.



LUXURY SHOWER ROOM:

Modern white suite comprising: Separate fully tiled shower cubicle, Triton thermostatically controlled shower unit, wall mounted wash hand basin, push button WC, part timber wall panelling, wall tiling, stone tiled floor, velux window.





OUTSIDE

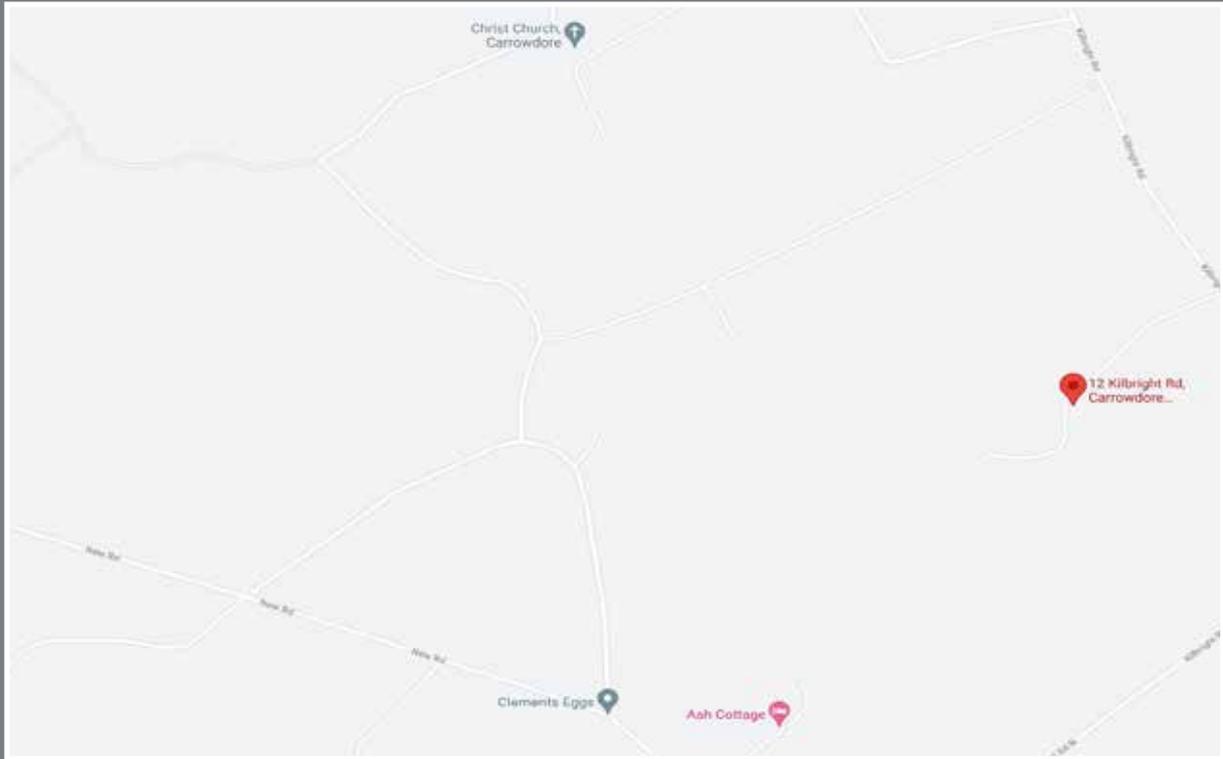
DETACHED GARAGE: 22' 6" x 12' 5" (6.86m x 3.78m)

White roller door, light and power, uPVC double glazed pedestrian door and side window.

Approached via large concrete and gravel driveway. Gardens to front, side and rear laid out in manicured lawns, selection of trees and hedging, well stocked flowerbeds, large paved patio area, concrete path, pergola with outdoor power, outside lights, outside water tap, oil storage tank.



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



Lettings Department

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REF: RO/E/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	63 D
39-54	E		
21-38	F		
1-20	G		

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