



20 TRENCH ROAD

NEWTOWNARDS BT23 6EH

Offers Around
£950,000



HOUSE - DETACHED

| 4  | N/A  | 4 

Add text here

- Once in a Lifetime Opportunity to Purchase a Hidden Treasure on the Water's Edge of Strangford Lough
- Over 5000 sq. ft of Versatile Accommodation Easily Adapted to a Wide Range of Purchasers Needs to Create the Perfect Home with Breathtaking Uninterrupted Views of The Lough
- Live With Nature Right on Your Doorstep in Peace and Tranquility in an Area of Outstanding Beauty with Lovely Coastal Walks and Outdoor Activities Readily Available
- Electric Controlled Gates
- Four Bedrooms, Two of which are Superb Suites, Principle with both Fully Fitted Walk in Dressing Room and Four Piece Contemporary En Suite Bathroom and Spectacular Views Over Formal Lawn
- Open Plan Kitchen / Dining with Polished Granite Flooring, Fully Fitted Bespoke Sematic Kitchen with Extensive Range of High End Appliances and Outstanding Views Over the Lough and Gardens
- Drawing Room with Feature Gas Coal Fire and Tri Aspect Outlook
- Sunroom with Vaulted Ceiling and Tri Aspect Outlook to Gardens, Strangford Lough and Neighbouring Islands
- Exquisite Home Office with Spanish Floor Tiling and French Doors Leading to the Italian Style Walled Garden with Ornamental Pond
- Reception Hall With Custom Designed Library Providing the Perfect Place to Unwind



ROOM DETAILS

| | | | |
|---|---|--|--|
| HALF CRESCENT RECEPTION HALL | PRINCIPLE BEDROOM SUITE ONE (29'4" x 18'0") | BEDROOM SUITE TWO (21'11" x 18'1") | IRONING ROOM (11'3" x 10'6") |
| RECEPTION PORCH | FULLY FITTED WALK-IN DRESSING ROOM (13'1" x 16'6") | ENSUITE SHOWER ROOM | FOURTH BEDROOM / SNUG (11'3" x 9'11") |
| UTILITY ROOM (13'11" x 13'7") | | RECEPTION HALL WITH LIBRARY | DINING HALL (16'8" x 16'6") |
| BEDROOM THREE/HOME OFFICE (13'11" x 11'1") | ENSUITE BATHROOM (8'10" x 11'2") | SHOWER ROOM (7'1" x 8'11") | KITCHEN (12'7" x 16'8") |
| LARGE DOUBLE GARAGE (23'7" x 24'1") | RECEPTION HALL | STUDY/FAMILY ROOM (27'9" x 18'1") | DRAWING ROOM (25'11" x 18'1") |
| | | | SUN ROOM (13'9" x 9'10") |
| | | | Outside |



DIRECTIONS

From The Square in Comber head down Killinchy Street, through the roundabout onto Killinchy Road and take a left onto Ballydrain Road. After 3.6 miles take a left onto Ringneill Road then a right onto Trench Road. Number 20 is located on the left-hand side.



THE LOCAL AREA

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 51 | 51 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | EU Directive 2002/91/EC |

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

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment any authority to make or give, any representation or warranty whatever in relation to the property. All dimensions are taken to the nearest 3 inches.