



17 TRENCH ROAD

NEWTOWNARDS BT23 6EH

Offers Around
£675,000



HOUSE - DETACHED

| 5  | NO  | 3 

Add text here

- Exceptionally Well Presented Detached Property set on an Impressive 1.2 Acre Elevated Site with Views Over Strangford Lough
- Additional Land Available to Purchase
- Perfect For Equestrian use with 10 Stables, Sand School with Flood Lighting, Tack Room and Feed Store
- Stable Blocks Could Be Converted To Additional Accommodation Subject To Relevant Consents
- Extremely Generous Sized Accommodation throughout
- Impressive Welcoming Entrance Dining Hall
- Breathtaking Drawing Room with Feature Ornate Sandstone Fireplace and Tri Aspect Outlook Over Strangford Lough and The Ards Peninsula
- Cosy Family Room with Elevated Views Over Rolling Countryside
- Bespoke Hand Painted fully fitted Kitchen with Ample Dining Space and Outlook Over the Rear Garden
- Additional Boot Room / Utility Room



ROOM DETAILS

<i>Entrance</i>	<i>PORCH</i>	<i>ENSUITE</i>
<i>GENEROUS DINING HALL</i> (16'10" x 19'0")	<i>DOUBLE GARAGE:</i> (20'9" x 25'2")	<i>SHOWER ROOM:</i>
<i>FAMILY ROOM</i> (16'0" x 11'11")	<i>STAIRCASE TO FIRST FLOOR</i>	<i>BEDROOM (3)</i> (12'1" x 11'11")
<i>DRAWING ROOM</i> (37'3" x 19'3")	<i>LANDING</i>	<i>BEDROOM (4)</i> (12'8" x 12'0")
<i>KITCHEN</i> (11'1" x 19'0")	<i>BEDROOM (1)</i> (17'0" x 20'4")	<i>BEDROOM (5)/STUDY</i> (9'4" x 8'8")
<i>UTILITY ROOM</i> (5'8" x 11'11")	<i>ENSUITE SHOWER ROOM</i>	<i>BATHROOM</i>
<i>GROUND FLOOR WC</i>	<i>BEDROOM (2)</i> (13'9" x 19'3")	<i>STABLE BLOCK</i>
		<i>Outside</i>



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 17 is located on the right-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	63	68
(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

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