



**JOHNMINNIS**

ESTATE AGENTS &  
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**13A GLASTRY ROAD | Kircubbin, BT22 1DP**  
**OFFERS AROUND £359,950**

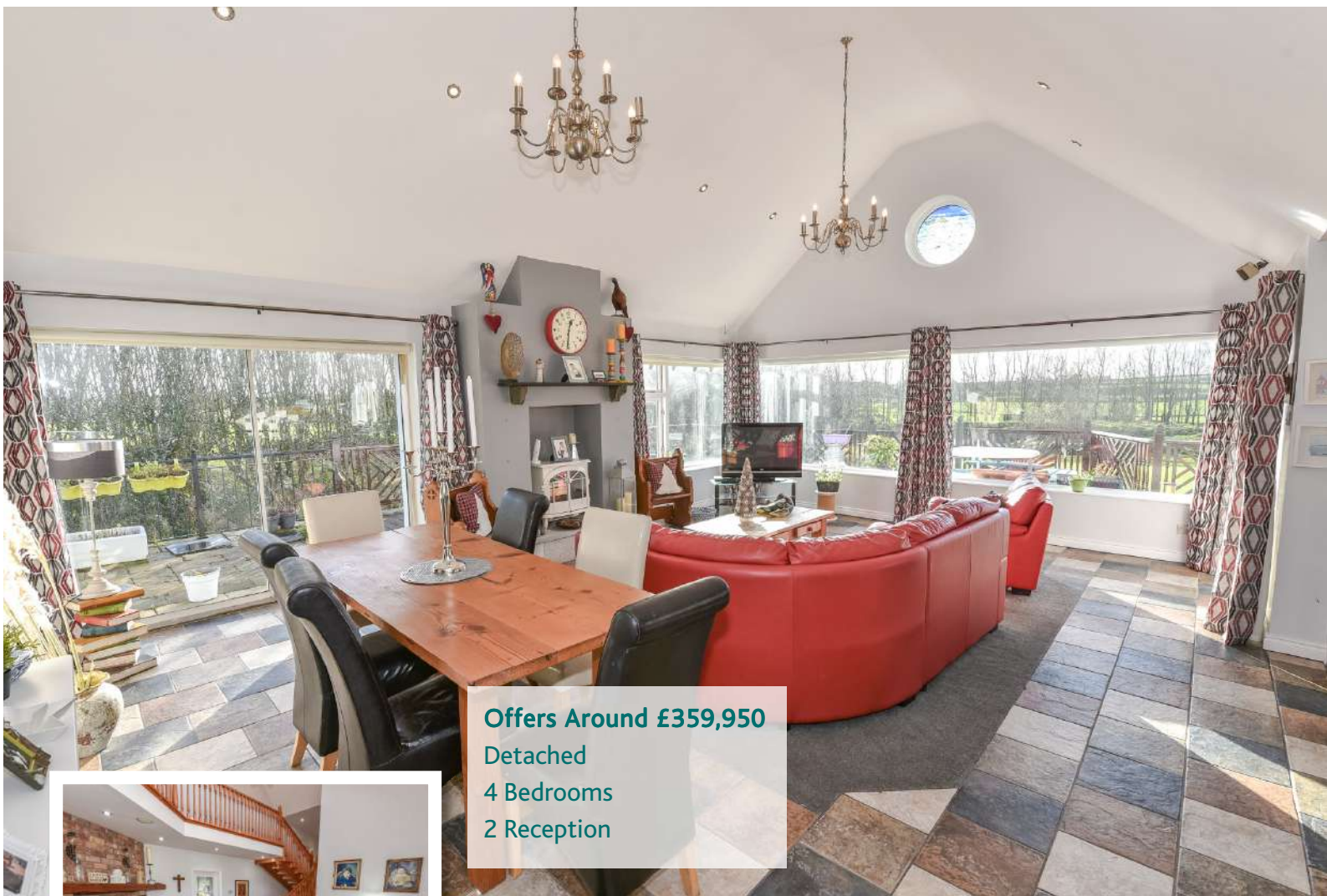
**Scan for Property Details  
and to Arrange a Viewing**



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## Property Features

- Exceptional Detached Family Home
- Impressive Semi Rural Site of Around 3 Acres to Include Small Lake, Extensive Woodland Area, Mature Lawns, Flowers, Plants, Trees and Shrubs and Extensive Timber Decked Terrace, etc
- Large Sweeping Driveway Which is Entered via Electric Gates
- Versatile and Flexible Accommodation Providing a Range of Different Layouts to Suit the Needs of the Owners
- Spacious Living Room with Attractive Mahogany Fireplace Surround and Open Fire
- Superb Fitted Kitchen with Beech Units and Island Unit with Granite Worktops as Well as Range of Appliances
- Kitchen is Open Plan to Stunning Family Dining Area with Feature Vaulted Ceiling
- Four Well Proportioned Bedrooms, Two of Which Have En Suite Shower Rooms
- Family Bathroom with Four Piece White Suite to Include Jacuzzi Bath and Separate Shower
- Additional Separate Shower Room
- Utility Room
- Double Garage Which is Ideal as a Workshop or to Run a Business from Subject to Necessary Approvals
- Spacious Reception Hall with Feature Vaulted Ceiling
- Oil Fired Central Heating and Underfloor Heating
- Ample Parking for Cars, Caravans, Boats and Horse Boxes, etc
- Picturesque Country Views

# Accommodation

## Ground Floor

### Reception Hall

### Living Room

18'3" x 12'10" at widest points

### Superb Fitted Kitchen

34' 1" x 24' 2" at widest points

### Stairs to...

## Lower Level

### Rear Hallway

### Bedroom Three

14' 1" x 13' 5"

### En Suite Shower Room

### Bedroom Four

13' 3" x 9' 10"

### Fully Tiled Shower Room

### Utility Room

9' 10" x 7' 5" at widest point

## First Floor

### Bedroom One

21' 3" x 14' 1" at widest points to include...

### En Suite Shower Room

### Bedroom Two

20' 6" x 9' 10" into robes at widest points

### Bathroom

Stairs to minstrel gallery overlooking reception hall

## Outside

### Detached Garage

20'8" x 19'7"

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



Tucked away in an idyllic and private site of around 3 acres, complete with its own small private lake, extensive woodland and mature lawns, not to mention beautiful scenery, here is an ideal opportunity to purchase a stunning detached family home situated in a peaceful and quiet location yet remains convenient to the main coastal towns, which include Kircubbin, Ballywalter and Greyabbey. Newtownards, Bangor and Donaghadee are also easily assessable.





# Directions

Travelling through Kircubbin, from Newtownards, take a left onto Parsonage Road and continue onto Roden Street which leads to Glaslary Road. 13A is on the right hand side.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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THE SUNDAY TIMES  
THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
		60	64

## Bangor/Ards Peninsula

15 New Street, Donaghadee

Co. Down, BT21 0AG

T 028 9188 8881

property@johnminnis.co.uk



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