



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

16 SANDEEL LANE | Orlock, BT19 6LP
OFFERS AROUND £699,950

The Property

Occupying quite an exceptional site where residents benefit from access to the beach and coast, here is an ideal opportunity to purchase a stunning modern detached family home with breathtaking views of the Irish Sea, Belfast Lough, Antrim coastline and beyond. Finished to an excellent standard throughout, which is highlighted by features such as granite worktops in the kitchen, solid oak internal doors and staircase, marble tiled floor, ornate cornicing and Beam vacuum system, leaving little left to do but move your furniture in and enjoy.

The accommodation is bright, spacious and flexible on both levels undoubtedly centring around the exceptional living room with feature fireplace and gas coal effect fire, not to mention the breathtaking views. There is also a good sized family room, with feature fireplace, a superb fitted kitchen, open plan to dining area, and spacious reception hall which also has a gas coal effect fire. Upstairs this fine home is further enhanced by having five well proportioned bedrooms with no fewer than three of those having stunning views and en suite shower rooms. This includes the master bedroom which also has two good sized double built-in wardrobes. The other two bedrooms at the rear of the property enjoy a picturesque country outlook to the rear of the property. There is also a large family bathroom with four piece white suite and additional walk-in storage area. A large fully floored roofspace, spanning the entire length of the property, is accessed via the landing and with light and power and suitable head room would make an ideal games room or additional accommodation subject to necessary approvals.

Outside does not disappoint either. There are gardens in lawns surrounding the property to the front, side and rear with various areas to take in the breathtaking views externally. There is also a tarmac driveway and forecourt with ample parking for cars, caravans, boats and horse boxes, etc, which leads to an integral double garage with electric up and over door, power, light and WC. Additionally, there is a good sized first floor terrace with westerly aspect which can be accessed via one of the bedrooms in the landing and is an ideal space to relax and take in the afternoon and evening sun. Other benefits include uPVC double glazed windows, gas heating, separate utility room and downstairs cloakroom with WC.

Properties of this calibre and nature rarely make it to the open market and as a result we can thoroughly recommend a viewing at your earliest opportunity so as to appreciate it in its entirety and to avoid disappointment.

Property Features

- Exceptional Detached Family Home of Circa 4,000 Square Feet
- Residents Benefit from Access to the Beach and Coast
- Modern Construction
- Finished to an Excellent Standard Throughout Leaving Little Left to Do but Move Your Furniture in and Enjoy
- Stunning Views of Irish Sea, Belfast Lough, Antrim Coastline and Beyond
- Impressive Drawing Room with Attractive Feature Fireplace, Gas Coal Effect Fire, Dual Aspect Windows, Ornate Cornicing and Ceiling Roses
- Living Room, Family Room, Kitchen and Three of the Bedrooms all Have Stunning Sea Views
- Two of the Bedrooms to the Rear of the Property Have Country Views
- Family Room with Attractive Marble Fireplace, Gas Coal Effect Fire, Ornate Cornice Ceiling and Ceiling Rose
- Superb Fitted Kitchen with Granite Worktops and Casual Dining Area
- Separate Utility Room
- Five Well Proportioned Bedrooms, Three of Which Have En Suite Shower Rooms and Stunning Sea Views, Including Master Bedroom with Two Double Built-in Wardrobes
- Large Family Bathroom with Four Piece White Suite



Offers around **£699,950**
Detached
5 Bedrooms
3 Receptions

Property Features

- Additional Downstairs WC
- Large Fully Floored Roofspace Spanning the Entire Width of the Property, Ideal for Games Room or Additional Accommodation Subject to Necessary Approvals
- Solid Oak Internal Doors
- Beam Vacuum System
- Oak Staircase, Skirting Boards, Architraves
- Gardens in Lawns to Front, Side and Rear of the Property with Various Areas to Take in the Breathtaking Views
- Tarmac Driveway and Forecourt with Ample Parking for Cars, Caravans, Boats and Horse Boxes, etc
- Integral Double Garage with Electric Door, Power, Light, Beam Vacuum System and WC
- First Floor Terrace with Westerly Aspect, Accessed via Landing or One of the Bedrooms, An Ideal Space to Relax and Take in the Afternoon Sun
- Excellent Convenience to Many Amenities Including Bangor, Ballyholme and Donaghadee
- Peaceful and Quiet Secluded Location
- Early Viewing Essential

Accommodation

Ground Floor

Covered Entrance Porch

Spacious Reception Hall

Cloakroom with WC

Drawing Room
18'7" x 25'2"

Family Room
17' x 11'10"

Kitchen Open Plan to Dining Area
24'6" x 12'11"

Utility Room
8'6" x 7'6"

First Floor

Bright and Spacious Landing

Master Bedroom
11'4" x 22'

Fully Tiled En Suite Shower Room

Bedroom Two
13'8" x 12'3"

Fully Tiled En Suite Shower Room

Bedroom Three
13'3" x 10'8"

Bedroom Four
13'10" x 9'5"

Bedroom Five
18'6" x 8'2"

Bathroom

Integral Double Garage

21'6" x 18'8"

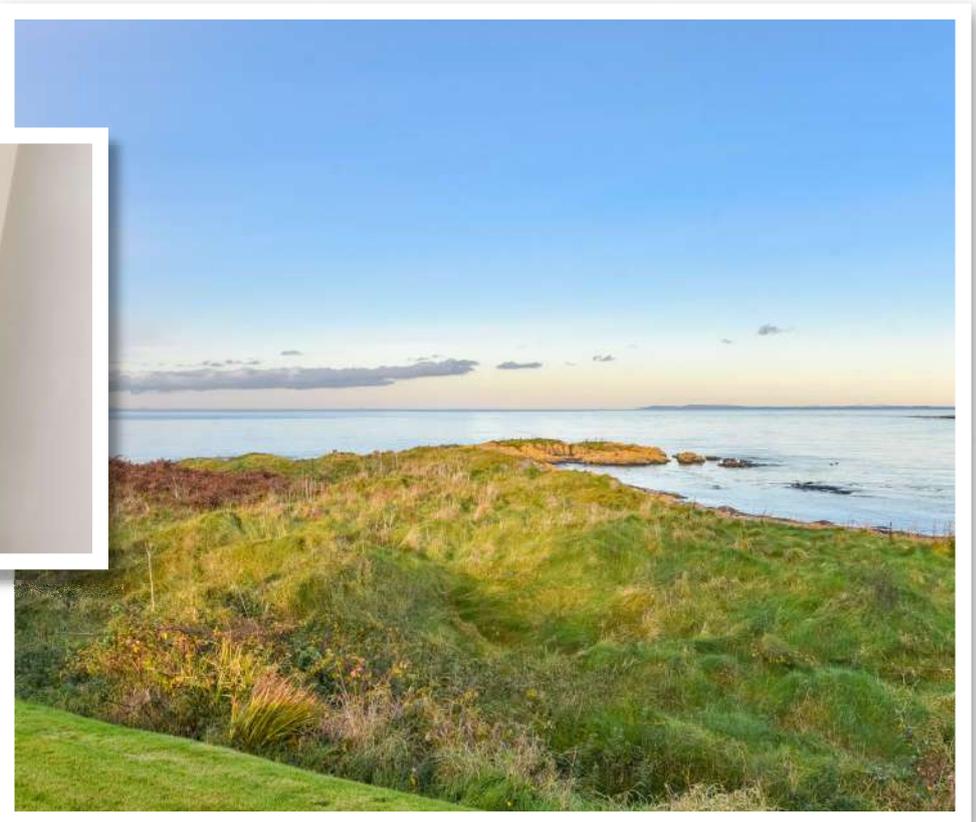
For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk









Directions

Heading from Bangor in the direction of Donaghadee turn left onto Orlock Road. Take the first on the left into Sandeel Lane. Upon approaching the bottom of Sandeel Lane take the left hand fork, keep following the road around to the left and number 16 is on your right.



All measurements are approximate and for display purposes only.

Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B		B82	B83
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

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