



This detached home is a prime example of well thought out design build and architecture. Overlooking the picturesque Irish Sea and beyond this plot demanded large windows to capitalise on its glorious views and is finished to a high specification throughout.

Upon arrival the 3 bedroom home is modern throughout with no expense spared. On the ground floor the master bedroom benefits with a walk in dressing room and the further two bedrooms are generous in size with built in wardrobes. The main bathroom exudes luxury with a walk in wet room shower, freestanding bath and attractive carved wooden vanity unit.

Both ground and first floor have underfloor heating and as you walk up the glass/oak staircase it leads to an open plan living/dining area with panoramic views that can be fully appreciated on viewing. The recessed LED lighting around the windows to the front of the property add to the uniqueness of the property and is an added feature for the evening time.

Asking Price
£435,000

25 Rocks Road,
Ballyhoman,
DOWNPATRICK,
BT30 7PJ

Viewing by
appointment
through agent
028 9042 4747

Off the living room the contemporary kitchen boasts many built in appliances along with induction hob that's built into the large kitchen island/breakfast bar with solid oak work tops. Double doors can be opened off the kitchen that lead to a composite decked balcony which is perfect for entertaining in the summer months. The property features an air filtration system, pressurised water system and a separate utility room, WC and cloakroom are hidden out of the way and easily accessible. To fully appreciate what this bespoke property has to offer we recommend viewing at your earliest convenience to avoid disappointment.



- Contemporary Bespoke Detached Home Built in 2017
- Open Plan Living/Dining Room with Panoramic Views of the Irish Sea, Guns Island, Isle of Man & Beyond
- Contemporary Fitted Kitchen with Range of Appliances, Large Island/Breakfast Bar Leading to Outdoor Balcony
- Separate Utility Room & Cloaks/WC
- 3 Generous Bedrooms
- Master Bedroom with Walk-in Dressing Room
- Luxury Main Bathroom with Free-Standing Bath & Fully Tiled Walk-in Wet Room
- Underfloor Heating, Ground Floor & First Floor Zoned
- Air Filtration Circulation System
- Coastal Walks in Either Direction & 100 Metres from the Beach
- Close to Ardglass Golf Club

The Property Comprises:

Ground Floor

Composite double glazed front door to . . .

RECEPTION HALL: Feature tiled floor.



MASTER BEDROOM: 21' 4" x 14' 5" (6.5m x 4.4m) Laminate light oak wood strip flooring with picture window overlooking the sea.



DRESSING ROOM: Built-in shelving and hanging rails.

BEDROOM (2): 14' 5" x 14' 1" (4.4m x 4.3m) Laminate light oak wood strip flooring with picture window overlooking the sea, excellent range of built-in wardrobes with mirrored sliding doors, ceramic tiled floor.

BEDROOM (3): 16' 5" x 8' 6" (5m x 2.6m) Built-in robes with sliding doors, ceramic tiled floor.



MAIN BATHROOM: Luxury bathroom suite with contemporary free-standing bath with central mixer tap and telephone hand shower, fully tiled walk-in wet room, shower with fixed overhead shower unit and bodyspray, low flush wc, contemporary vanity unit with feature cupboard, bathroom cabinet with remote control light and demister, extractor fan.



First Floor

OPEN PLAN LIVING ROOM: 30' 2" x 22' 8" (9.2m x 6.9m) Full length picture windows with outstanding picturesque sea views, ceramic tiled floor, feature strip LED lighting.



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KITCHEN: 16' 5" x 15' 9" (5m x 4.8m) Luxury contemporary fitted kitchen with excellent range of built-in units with twin Bosch ovens and combination microwave, built-in fridge and freezer, large kitchen island unit with Smeg twin bowl stainless steel sink unit with mixer tap, solid oak worktop, Neff five ring induction hob with extractor fan, range of low level storage units and cupboards, built-in breakfast bar, integrated dishwasher, double doors to composite decked balcony.



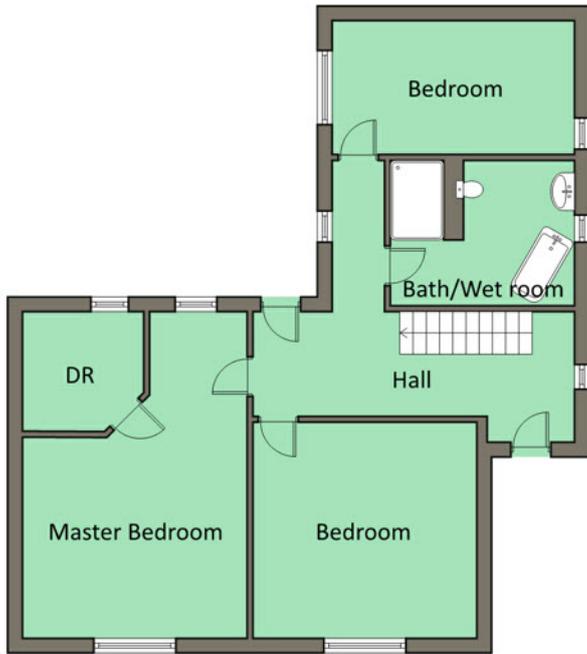
UTILITY ROOM: 7' 7" x 5' 7" (2.3m x 1.7m) Stainless steel sink unit with mixer tap and laminate worktops and storage cupboard.

CLOAKROOM/WC: Low flush wc with vanity unit with mixer tap, range of built-in cupboards with pressurised water system.

Outside

Tarmac driveway to ample parking. Low maintenance pebbled front and side area. Large sheltered composite decked area to rear with views.





Location:

From Downpatrick take the Ardglass Road onto the Ballyhornan Road, drive to Rocks Road and number 25 is on the right hand side.

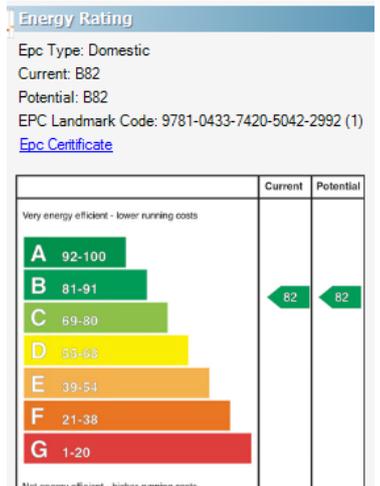
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