

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

**028 9188 8000**

[donaghadee@ulsterpropertysales.co.uk](mailto:donaghadee@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**SWALLOW BARN, 11A  
CARDY ROAD EAST,**

**OFFERS AROUND £439,950**



Welcome to Swallow Barn, a splendid detached family home located on Cardy Road East in a charming semi-rural area near Greyabbey village. This impressive property boasts an adaptable layout, featuring six spacious bedrooms, making it ideal for larger families or those seeking extra space.

As you enter, you are greeted by a bright and airy open-plan living room and dining area, seamlessly flowing into a luxurious kitchen that is perfect for both entertaining and everyday family life. The family kitchen includes an informal dining space, complemented by a separate utility room and an adjacent WC for added convenience.

One of the standout features of this home is the granny annex, which comes with its own private entrance. This versatile space is perfect for accommodating guests, extended family, or even as a home office.

The property is set on a generous plot with a large stone driveway that provides ample parking for multiple vehicles. Additionally, there is a detached 50ft outhouse, which can be transformed into a workshop or storage space, along with a delightful bar and games room, perfect for leisure and entertainment.

Swallow Barn is ideally situated, offering easy access to the vibrant town centre of Newtownards and the bustling Bangor City centre, while still enjoying the tranquility of a semi-rural lifestyle. This beautiful family home truly offers the best of both worlds, making it a must-see for anyone looking for a spacious and versatile property in a desirable location.



## Key Features

- Fantastic Detached Family Home In A Quiet Semi Rural Location Close To Greyabbey
- Stone Driveway With Space For Multiple Vehicles, 50FT Detached Outhouse and Additional Bar/Games Room
- Close To Greyabbey Village, Newtownards Town Centre And Bangor City Centre
- Open plan Living Room/Dining Room With Vaulted Ceiling And Open To Kitchen
- Five Bedrooms, Two With Ensuite Facilities And all Adaptable For A Range Of Uses
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Luxury Kitchen With A Great Range Of Units, Island, Informal Dining Area And Adjacent Utility Room And WC
- Granny Annex With Adaptable Accommodation And Separate Entrance



### Accommodation Comprises:

#### Entrance Hall

Engineered wood flooring, cloakroom with shelving, wall panelling.

#### Bedroom 4

12'0 x 10'6

Double room, wood laminate flooring, wc.

#### WC

White suite comprising wash hand basin with mixer tap, low flush WC, full tiled floor, extractor fan.

#### Family Room

13'7 x 12'0

Dual aspect views, engineered wood flooring.

#### Living Room/Dining Room

30'8" x 13'1"

Vaulted ceiling, engineered wood flooring, inglenook style fireplace with multi-fuel burning stove, feature stone surround, tiled hearth and wooden mantle, double doors to side garden. Open to:

#### Kitchen

17'0 x 15'0

Modern range of high and low level grey high gloss units, quartz work surfaces, sink unit with mixer tap and quartz drainer, space for range cooker, quartz splashback, extractor fan, plumbed for American style fridge freezer, integrated dishwasher, built-in bin drawer, large island unit with storage cupboards, breakfast bar and quartz worktop, fully tiled floor, kickboard lights, double doors to outside.

#### Utility Room

Range of high and low level units, laminate work surfaces, single bowl single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, fully tiled floor, double glazed doors to outside.

#### W/C

White suite comprising low flush WC, wash hand basin with mixer tap, fully tiled floor, extractor fan.

#### Bedroom 3

13'4 x 10'9

Double room, wood laminate flooring.

#### Ensuite

White suite comprising fully tiled shower cubicle with Triton electric shower, wash hand basin with mixer tap, low flush WC, fully tiled floor, extractor fan.

#### Bedroom 5

12'0" x 10'2"

Double room, wood laminate flooring.

#### Bathroom

Luxury white suite comprising free standing bath with mixer tap and hand shower attachment, pedestal wash hand basin with mixer tap, low flush WC, fully tiled floor, part tiled walls, chrome heated towel rail, extractor fan.

#### First Floor

#### Galleried Landing

Overlooking living room/dining room.

#### Bedroom 1

14'7 x 14'7

Double room, built in wardrobes, rural views, ensuite shower room.

#### Ensuite

White suite comprising fully tiled shower cubicle, low flush WC, wash hand basin with mixer tap, fully tiled floor, fully tiled walls, extractor fan.

#### Bedroom 2

14'7 x 14'0

Double room, semi rural views.

#### Ground Floor Annex

#### Office

11'7 x 7'1

Wood laminate flooring.

#### Bedroom/Living Room

15'6 x 13'5 @ widest points

Wood laminate flooring, double doors to outside.

#### Storage Room

Provision to be converted to a wetroom.

#### Outside

Stone driveway with parking for multiple vehicles, semi rural outlook, areas in lawn, dog run, paved entertaining areas, custom built BBQ area, outside lights, outside tap.

#### Detached Garage

50'11" x 18'11"

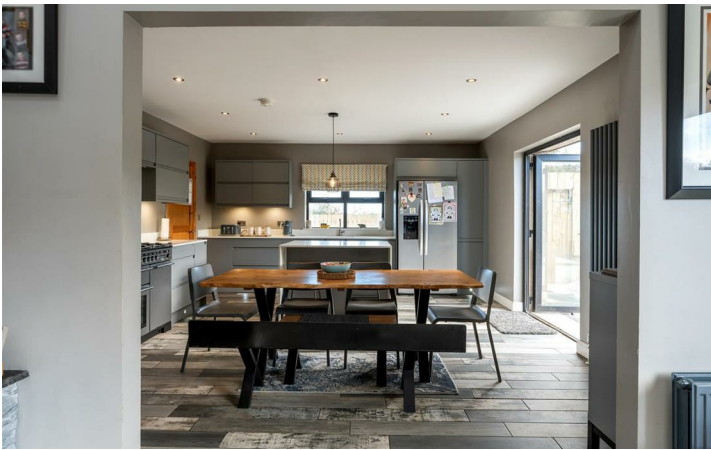
Up and over door, power and light, additional parking for cars, caravans, boats and horse boxes, etc...

#### Games Room/Bar

29'6" x 19'8"

Potential to use as gym, summer house, play room or home office, bar area, wood laminate flooring, wc with pedestal wash hand basin and low flush WC, double doors to garden area.













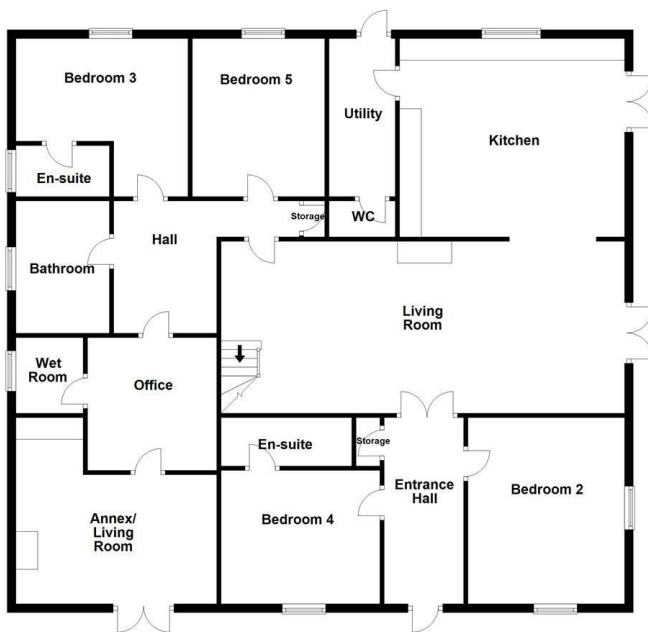








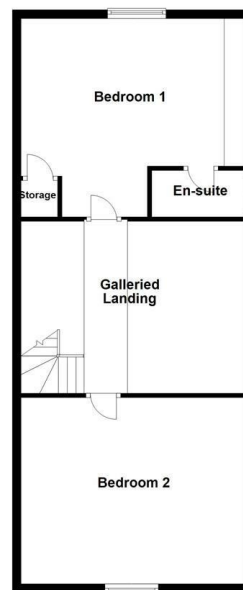
**Ground Floor**  
Approx. 181.7 sq. metres (1955.7 sq. feet)



Total area: approx. 244.0 sq. metres (2626.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

**First Floor**  
Approx. 62.3 sq. metres (670.8 sq. feet)



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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