



OFFERS AROUND

**£375,000**

180 Abbey Road  
Newtownards  
BT22 2DH



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**PINKERTONS**

Sales, Lettings and Property Management

## Escape To Rural Bliss With This Fully Refurbished Four Bedroom Farmhouse with Breath Taking Views!

Welcome to this charming 4-bedroom detached rural property, once a quaint farmhouse, offering a tranquil retreat amidst stunning countryside views. Fully refurbished with meticulous attention to detail, this home boasts two bathrooms and

a convenient downstairs wc, ensuring comfort for the whole family.

The heart of the home features a cosy wood-burning stove in the living area of the kitchen/dining space, perfect for gatherings

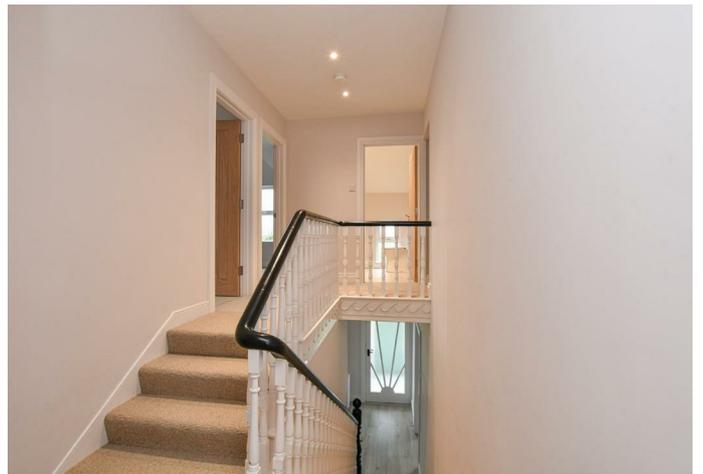
and chilly evenings. Additionally, the property offers the convenience of a boot room and has foundations laid for a garage, providing ample storage solutions. With no onward chain, this idyllic abode presents an opportunity for seamless transition into country living.



# PROPERTY FEATURES



- Beautifully Renovated Family Residence Set In Idyllic Rural Countryside
- Generous Sized Lounge With Newly Fitted Carpet
- Open Plan Living/Dining/Kitchen
- Newly Fitted Kitchen With Excellent Range Of High And Low Level Units And Integrated Appliances
- Rear Hall Boot Room With Fitted Utility Cupboards
- Downstairs WC
- Four Double Bedrooms
- Recently Fitted Shower Room
- Luxurious Family Bathroom With Freestanding Bath And Separate Walk In Shower
- Oil Fired Central Heating, Newly Installed Pressurised System For Water/Heating And PVC Double Glazed









## THIS PROPERTY COMPRISES

### **Porch**

9'4" x 4'9"

Composite front door, decorative ceramic tiled floor, open view aspect of surrounding countryside.

### **Hallway**

7'10" x 4'5"

Period hardwood and panelled glass door, wood laminate floor.

### **Lounge**

14'4" x 12'8"

Chimney breast with opening for wood burning stove to be added, slate tiled hearth, newly fitted carpet, recessed spotlights, front and side view aspect.

### **Open Plan Living/Dining/Kitchen**

28'9" x 14'3"

Wood burning stove, slate tiled hearth, wood laminate floor. Contemporary kitchen with excellent range of high and low level units with brushed gold handle accents, marble effect work surfaces and upstands, white ceramic sink with drainer and brushed gold mixer tap, undercounter oven/grill, electric hob, glass splashback, integrated extractor, integrated dishwasher, integrated undercounter fridge, integrated undercounter freezer, recessed spotlights, pocket door leading to rear hallway.

### **Rear Hall Boot Room**

14'1" x 6'0"

Customised built in utility cupboards for condenser washing machine and dryer, boot room style storage compartments and bench seating, wood laminate floor, recessed spotlights, uPVC door to rear garden.

### **Downstairs WC**

6'0" x 3'7"

Comprising of modern vanity unit with chevron style sink and chrome mixer tap, low flush wc, ceramic tiled floor, recessed spotlights.

### **First Floor Landing**

14'1" x 6'5"

Access to hotpress, recessed spotlights

### **Hotpress**

2'10" x 2'8"

### **Bedroom 1**

13'9" x 10'4"

Newly fitted carpet, side view aspect.

### **Bedroom 2**

12'11" x 10'1"

Newly fitted carpet, rear view aspect.

### **Shower Room**

6'5" x 6'4"

Modern suit comprising of shower cubicle with sliding glass doors, brushed gold shower with separate telephone handle shower extension, vanity unit with brushed gold mixer tap, low flush wc, heated towel radiator, tiled floor, extractor fan.

### **Bedroom 3**

10'9" x 10'0"

Newly fitted carpet, rear view aspect.

### **Bedroom 4**

10'9" x 10'3"

Newly fitted carpet, side view aspect

### **Bathroom**

Contemporary family bathroom comprising of freestanding bath with chrome mixer tap, walk in shower cubicle with glass screen, chrome shower with separate telephone handle shower extension, vanity unit

with chrome mixer tap, heated towel radiator, fully tiled floor, partly tiled walls, extractor fan, recessed spotlights.

### **Outside Front**

Tarmac driveway with parking facility to side of property, boundary hedging, shrubbery and mature lawns, pebbled pathway leading to steps at front door, outside light.

### **Outside Rear**

Mature lawns, border hedging, water tap, outside light, open view aspect of surrounding countryside.

### **REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE**

Understood to be freehold

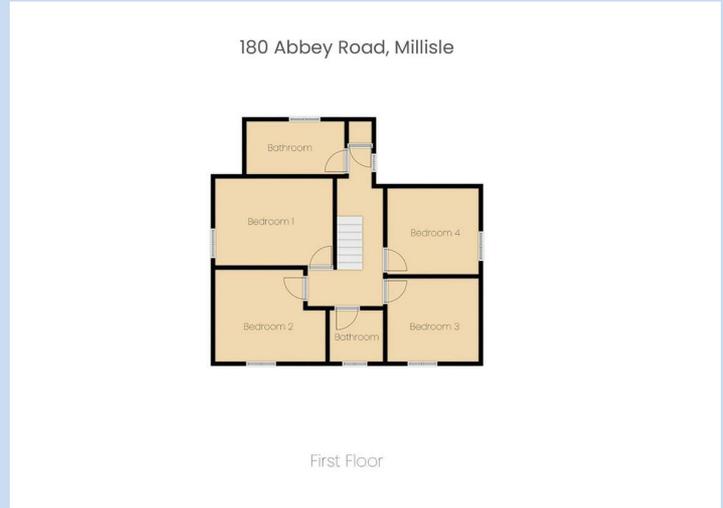
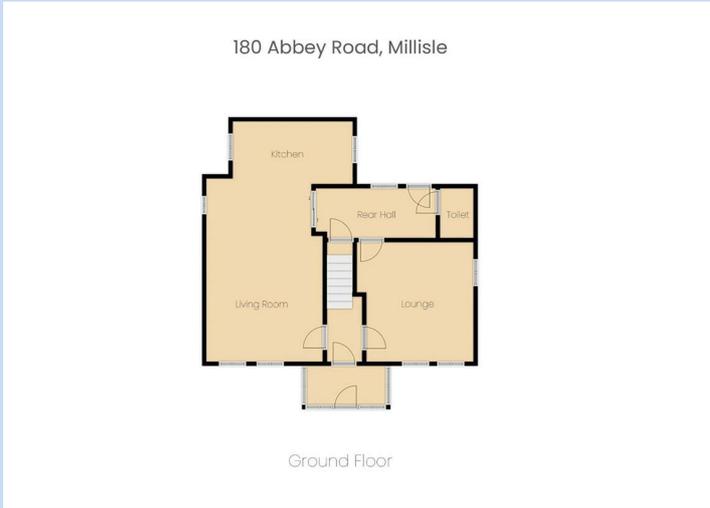
Rates understood to be

approximately £1698 per annum

### **Directions**

Proceeding from Six Roads End, take the turn off for Upper Gransha Road, at the end of the road turn left onto Movilla Road and take the next right onto Ballyblack Road East. Take the second turn left onto Moss Road and the next junction turn right onto Ballybuttle Road. At the end of the road turn right onto Abbey Road, property is on the right hand side.

# FLOOR PLANS



## Energy Efficiency Rating

The rating for this property is:

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>		<b>69</b>	<b>69</b>
(55-68) <b>D</b>			
(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	

\* For your information: The UK average rating is 'E50'.



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