



21b Glastry Road

KIRCUBBIN • BT22 1DP







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**Ballyhalbert** 1.3 miles

**Kircubbin** 2.3 miles

Newtownards 13 miles

**Belfast City Centre** 27.3 miles

**Belfast City Airport** 23.7 miles

(All distances are approximate)

RESIDENCE, GARDENS, GARAGE and OUTDOOR KITCHEN

## Residence

### Ground Floor

Entrance Porch | Entrance Hall | Cloakroom | Drawing Room | Garden Room | Kitchen / Dining | Family Room

Bedroom with En Suite | Laundry Room

### First Floor

Principal Bedroom, Dressing Room and En-Suite Shower Room | Three Further Bedrooms (One with En Suite) | Family Bathroom

### Outside

Generous Patio Areas | Double Garage with Loft (currently used as a gym) | Outside Kitchen with Pizza Oven and Argentinean Grill

Outside Shower | 3D Grass Outdoor Gym Area | Generous Parking to Front and Side

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This beautiful family home combines thoughtful design and attention to detail with an impeccable finish throughout.

The heart of the home is open-plan kitchen, living, and dining area - designed with both family life and entertaining in mind. The bespoke kitchen and dining are flooded with natural light and open seamlessly to the rear patio creating an extension of the home, while the adjoining living room benefits from a wood burning stove. A separate drawing room leads through to a garden room, both with dual aspect overlooking the gardens to front and rear. The ground floor is enhanced by under floor heating throughout and is completed with a bedroom and en suite shower room - ideal for an elderly family member or hosting guests.

Upstairs, an impressive galleried landing with a dedicated study area leads to four well-proportioned bedrooms. Two of these enjoy en suite shower rooms, while a luxurious family bathroom completes the first floor accommodation.

Outside is equally as impressive. A double garage, with loft over, sits to the side of the residence and while currently being used as a gym, provides an opportunity for an office or running a business from home. The rear patio is generous, partially enclosed with raised lavender beds and opens onto the garden and outdoor gym, which are laid in 3D grass for ease of maintenance. The enclosed dog run and outside shower ensure the four legged friends are also kept in luxury.

A hidden gem is found in the outdoor kitchen featuring a wood fired pizza oven, Argentinian grill and porcelain flagged patio creating the most incredible entertaining space with the surrounding countryside as the backdrop.

Glasty is located between Kircubbin and Ballyhalbert, hosting grocery shops, coffee shops and churches. Excellent nursery, primary, and secondary schools lie within a 5-mile radius, alongside various sports clubs and scenic walking routes. Newtownards, Bangor and Stormont are all within an easy commute.

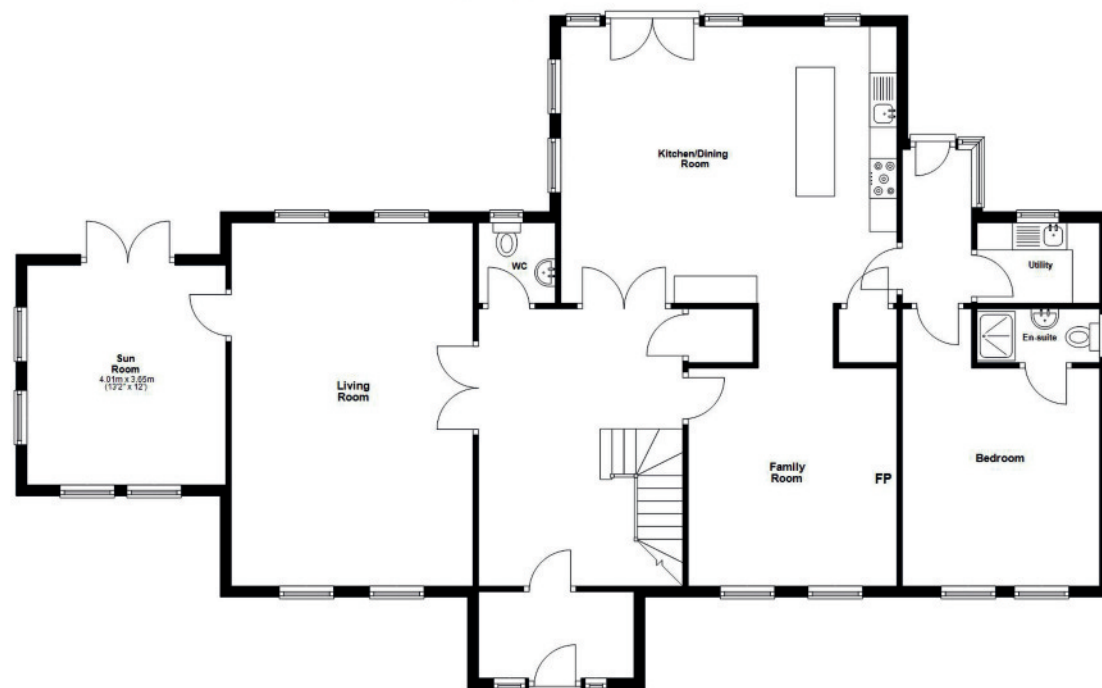
This extraordinary home presents a rare opportunity to own a property where no detail has been overlooked, both inside and out.





### Ground Floor

Approx. 149.6 sq. metres (1610.4 sq. feet)



### First Floor

Approx. 133.2 sq. metres (1433.8 sq. feet)







Entrance Hall



WC



Drawing Room

#### Entrance Porch

Porcelain flagged floor; 2 wall lights; glazed door and side panels to:-

#### Entrance Hall 16'3 x 12'3 (4.95m x 3.73m)

Porcelain flagged floor; telephone connection point; LED spotlights; storage cupboard with shelving.

#### Cloak Room 4'10 x 4'7 (1.47m x 1.40m)

White suite comprising close coupled WC; vanity unit with wash hand basin with chrome mono mixer taps; cupboard under with illuminated mirror fronted cabinet over; extractor fan.

#### Drawing Room 4'10 x 4'7 (6.65m x 4.39m)

Enclosed chimney breast; oak tongue and groove floor; 5 amp lamp sockets; TV aerial connection and telephone connection; fluorescent lights; glazed door through to:-

#### Garden Room 13'1 x 11'11 (3.99m x 3.63m)

Oak tongue and groove floor; double patio doors to rear patio; TV aerial and telephone connection point; vaulted ceiling.



**Kitchen / Dining 20'3x16'7(6.17m 5.05m)**

Excellent range of walnut high and low level cupboards and drawers with matching island unit incorporating single drainer stainless steel sink unit with swan neck mixer taps; Quartz worktops; space for range cooker; stainless steel extractor fan and light over; stainless steel splashback; AEG electric oven with Neff warming drawer below; Hotpoint microwave; integrated Bosch dishwasher; LED spotlights; porcelain flagged floor; solid wood breakfast bar with drop down lighting; Bosch American style fridge / freezer in matching housing; double patio doors to rear patio and gardens; storage cupboard with shelving; open through to:-

**Family Room 15'0 x 12'6 (4.57m 3.81m)**

Jotul enclosed cast iron wood burning stove with slate back 2 wall lights; LED spotlights; porcelain flagged floor.

**Rear Hall**

Door to rear; porcelain flagged floor.





**Laundry Room 7'3 x 4'9 (2.21m x 1.45m)**

Range of painted effect high and low level cupboards incorporating single drainer stainless steel sink unit with swan neck mixer taps; formica worktop; space and plumbing for washing machine and tumble dryer; heated towel radiator; extractor fan; porcelain flagged floor.

**Bedroom 5 16'7 x 11'10 (5.05m x 3.61m) Maximum Measurements**

LED spotlighting; Moduleo floor; wired for two wall lights.

**En-Suite Shower Room 7'2 x 3'1 (2.18m x 0.94m)**

Tiled shower cubicle with Aqualisa thermostatically controlled shower and telephone shower attachment; sliding glass shower door and side panel; semi-pedestal wash hand basin with mirror fronted and illuminated bathroom cabinet over; tiled splashback; close coupled WC; chrome heated towel radiator; ceramic tiled floor; LED spotlights extractor fan.

**Oak Furnished Staircase with Matching Balustrades Leading to:-****Galleried Landing 22'10 x 12'8 (6.96m x 3.86m) Maximum measurements**

Study area; Oak tongue and groove floor; 2 wall lights; LED spotlighting.

**Bedroom 1 14'6 x 13'3 (6.96m x 3.86m)**

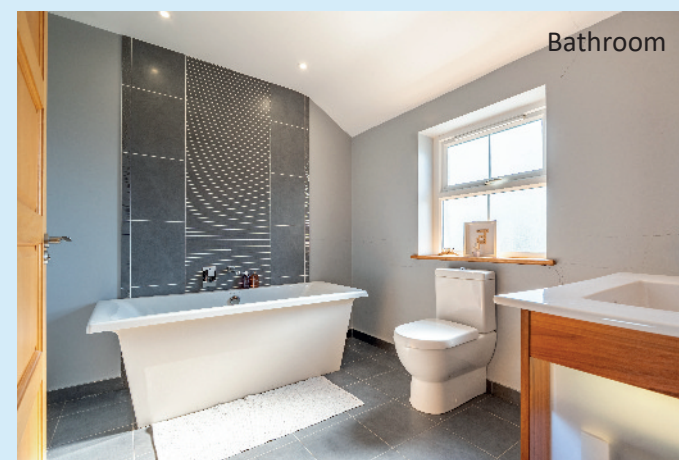
Telephone connection points; LED spotlighting.

**En Suite Shower Room 8'0 x 4'9 (2.44m x 1.45m)**

Rectangular tiled shower cubicle with Aqualisa thermostatically controlled shower and telephone shower attachment; sliding glass shower door and side panel; close coupled WC; semi-pedestal wash hand basin with mono mixer taps and mirror fronted and illuminated bathroom cabinet over; tiled splashback; LED spotlighting; extractor fan; ceramic flagged floor; chrome heated towel radiator.

**Bathroom 9'2 x 8'1 (2.79m x 2.46m)**

White suite comprising Clearwater freestanding bath with wall mounted chrome mono mixer taps; close coupled WC; vanity unit with Villeroy and Bosch wash hand basin with mono mixer taps; shelf and cupboard under; matching illuminated mirror over; part tiled walls ceramic tiled floor; chrome heated towel radiator; LED spotlighting; extractor fan.





**Principal Bedroom** 20'2 x 11'4 (6.15m x 3.45m) Minimum Measurements  
With views over the rear garden and countryside; LED spotlighting; TV aerial connection point; 2 wall lights.

**Dressing Room** 4'2 x 4'10 (3.40m x 1.47m)  
With clothes rails, drawers, shoe racks and shelving; LED spotlighting; illuminated mirror.

**En-Suite Shower Room** 9'8 x 4'10 (2.95m x 1.47m)  
White suite comprising quadrant tiled shower cubicle with Aqualisa electric shower; glass sliding shower door and side panel; vanity unit with wash hand basin and chrome mono mixer tap; drawers under; illuminated mirror fronted bathroom cabinet over; close coupled WC; chrome heated towel radiator; ceramic tiled floor; part tiled walls; LED spotlighting; extractor fan.

**Bedroom 3** 12'6 x 8'11 (3.81m x 2.72m) Minimum Measurements  
TV aerial connection; LED spotlighting.

**Linen Cupboard**  
Shelved

**Bedroom 4** 21'10 x 11'10 (6.65m x 3.61m)  
Views over rear garden and surrounding countryside; TV aerial connection; 2 walls lights.



Principal Bedroom



Principal Bedroom



Bedroom 4



Bedroom 3



Principal En-Suite







### Outside

Approached via wrought iron gates to illuminated brick pavia and granite chip parking area providing an abundance of parking for cars, caravan, boat etc and bounded by Ash, Silver Birch and Alder trees; concrete parking area to side leading to:-

### Double Garage 21'4 x 18'8 (6.50m x 5.69m)

Currently used as a gym

Fluorescent lighting; boiler room with Grant oil fired boiler and Santon Premier Plus hot water tank; power; wifi connection; hot water solar panels.

### WC

Close coupled WC and pedestal wash hand basin.

### External concrete steps to:-

### Loft 21'2 x 19'0 (6.45m x 5.82m) Maximum Measurements

Ceiling windows; radiators; 12v spotlighting; telephone connection points; power points.

### Rear Gardens

Illuminated brick pavia and granite flagged patio enclosed with matching raised flowerbeds planted with lavender; 3D grass; illuminated outside gym with 3D grass (30'0 x 33'0).

Decorative gravel paths and slate covered flowerbeds leading to:-

### Outside Kitchen

With far reaching views over the countryside; double Belfast sink with swan neck mono mixer taps set on Dekton and timber worktop; Alfas wood fired pizza oven; space for grill / bar-be-que with fire brick surround with wood store below; porcelain tiled floor; raised lavender and herb flowerbeds; light and power.

### Outside Shower

With rain and adjustable shower heads; ceramic tiled floor; lights.

**Tenure** Freehold

**Capital / Rateable Value** £265,000. Rates Payable = £2,421.31 Per Annum (approx)







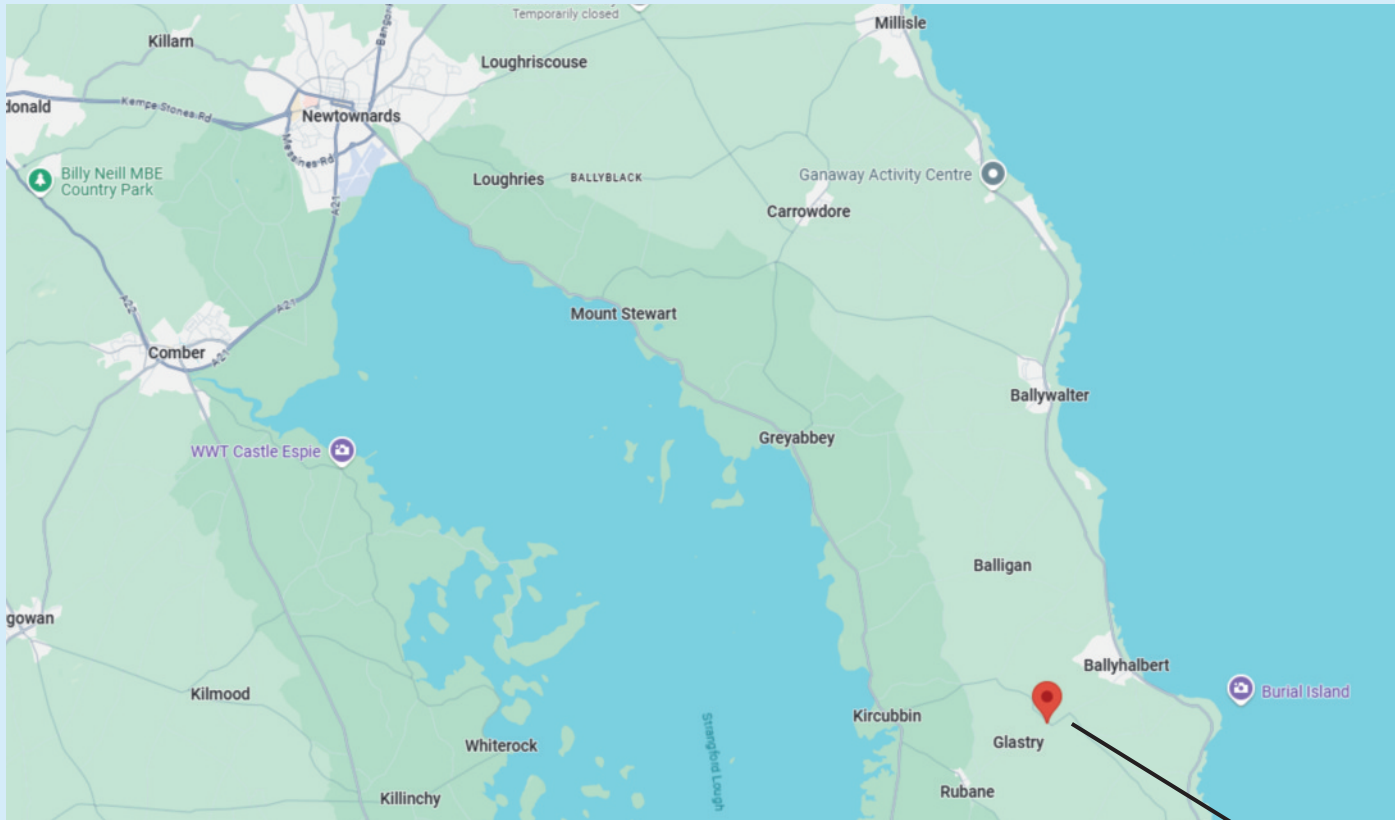












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