

simonBRIEN
RESIDENTIAL

16 Kilbright Road,
Newtownards, BT22 2JD



Offers Over £485,000

Telephone 02891 800700
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KEY FEATURES

- A large detached country home
- Set on a large elevated site offering views over surrounding countryside and the Irish Sea
- Ideally positioned centrally between Millisle, Carrowdore and Ballywalter villages
- Large reception hall with red wood burning stove
- Lounge with marbleised slate fireplace
- Impressive formal dining room
- Family room with feature Belfast brick fireplace
- Luxury modern kitchen with high gloss units and range of integrated appliances
- Utility room, and downstairs shower room
- Five good sized bedrooms, bedroom five currently being utilised as a games room
- Master with walk in wardrobe and luxury ensuite
- Bedroom 2 also has a deluxe en suite
- Luxury family bathroom comprising white suite
- Detached double garage
- Two storey stone barn, plus single storey stone barn
- Superb gardens laid out in manicured lawns, large Sandstone patio, vegetable garden, trees, hedging etc.
- Approached via a private gravel lane, leading onto gravel driveway with tarmac yard area
- 16 Owned 4KW solar voltaic panels providing reduced electricity costs plus an annual ROC's payment
- Oil fired central heating system/ Upvc double glazed windows and rear doors

SUMMARY

A most impressive detached country home enjoying a large elevated site, overlooking a constantly changing patchwork of pristine farmland, and further to the Irish Sea in the distance.

Neatly positioned within the Newtownards Peninsula, 16 Kilbright Road is centrally located between Millisle, Carrowdore and Ballywalter villages, and therefore the lucky new owners can avail of the many amenities provided locally. There are also a good selection of award winning beaches within a few minutes' drive from the property - which a family can enjoy on long summer days.

Holding a wealth of accommodation, this superb home would be ideal for a growing family seeking a change in lifestyle. Additionally, there is a small range of outbuildings including a detached double garage, two storey stone barn and single storey long barn, all serviced via a tarmac yard area.

There are established gardens laid out in manicured lawns, well stocked flowerbeds, trees, vegetable garden and large Sandstone patio.

This is a unique property in a secluded location not to be missed. To arrange a viewing appraisal please contact our Newtownards office on 02891800700.



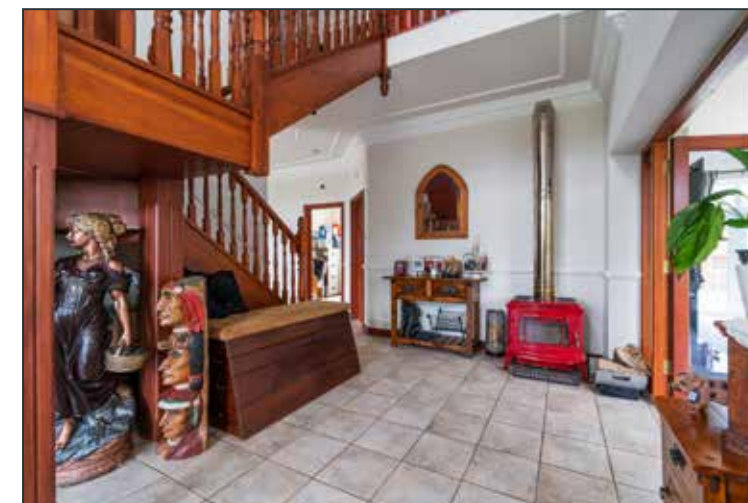
THE PROPERTY COMPRISES:

GROUND FLOOR

Solid wood front door with double glazed side lights and fan light to:

ENTRANCE HALL:

Ceramic tiled floor, telephone point, double height ceiling, corniced ceiling and dado rail, Redwood wood burning stove, open to:



FORMAL DINING:

20' 2" x 14' 10" (6.15m x 4.52m)

Ceramic tiled floor, corniced ceiling, ceiling rose, dado rail, countryside views.

LOUNGE:

23' 10" x 13' 8" (7.26m x 4.17m)

Feature marbleized slate fireplace, cast iron inset, gas fire, slate hearth, picture rail, corniced ceiling, ceiling rose, Television point, triple aspect, uPVC double glazed French doors to rear gardens, countryside views.



FAMILY ROOM:

17' 4" x 12' 4" (5.28m x 3.76m)

Feature Belfast brick fireplace, wood burning stove, sleeper mantle, slate hearth, polished oak floor, corniced ceiling and ceiling rose, uPVC double glazed French doors to rear gardens.



STUDY:

9' 1" x 8' 7" (2.77m x 2.62m)

Picture rail, corniced ceiling.

LUXURY FITTED KITCHEN/BREAKFAST ROOM:

20' 2" x 11' 8" (6.15m x 3.56m)

White enamel twin tub sink with mixer taps, excellent range of high and low level white high gloss units, Formica roll edge work surfaces, 5 ring double ceramic hob unit, black glass splashback, black extractor hood, full height integrated fridge and freezer, double built in oven, integrated dishwasher, microwave cupboard, timber slab breakfast bar, wired for wall mounted TV, LED recessed spotlighting, uPVC double glazed door to rear.



UTILITY ROOM:**7' 10" x 7' 3" (2.39m x 2.21m)**

Range of high and low level units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, wall tiling, ceramic tiled floor, concealed oil fired boiler.

HALLWAY:

Ceramic tiled floor, uPVC double glazed door to side.

**DELUXE SHOWER ROOM:**

Modern white suite comprising: Separate fully tiled shower cubicle, Mira thermostatically controlled shower unit, pedestal wash hand basin, wall tiling, ceramic tiled floor, towel radiator.

FIRST FLOOR**LANDING:**

Built in robes, minstrel gallery, hotpress with copper cylinder and immersion heater, access to roofspace, dado rail, wall light points.

**BEDROOM (1):****15' 11" x 13' 8" (4.85m x 4.17m)**

Views over countryside to Irish Sea, wired for wall mounted TV, telephone point.

WALK IN WARDROBE:**7' 7" x 5' 6" (2.31m x 1.68m)**

Velux window.

LUXURY SHOWER ROOM:

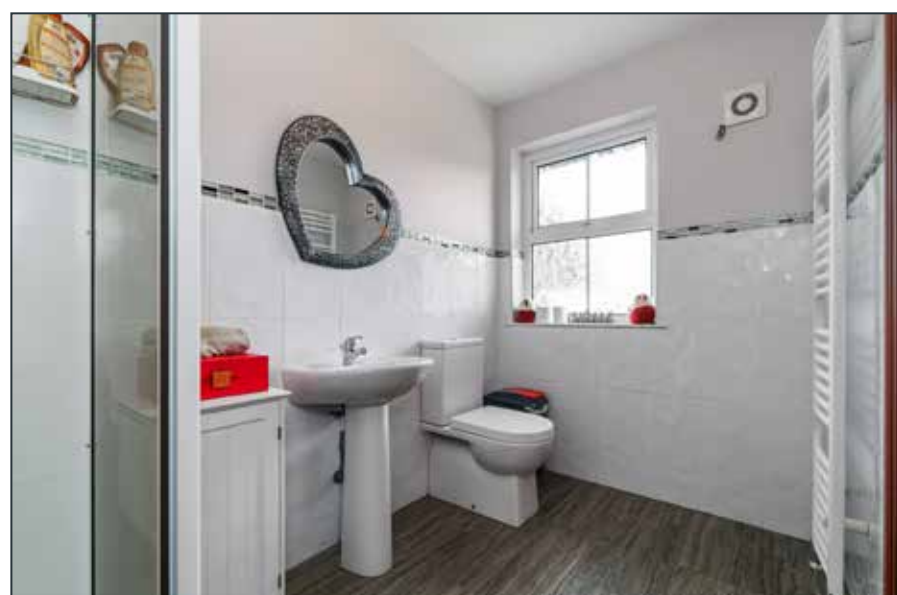
Modern white suite comprising: Large walk in shower cubicle with thermostatically controlled shower and telephone hand shower, glass panel, built in shelving, floating vanity unit, twin wash hand basins with mixer taps, push button WC, towel radiator, extensive wall tiling, ceramic tiled floor, LED recessed spotlights, extractor fan, ceiling speaker.





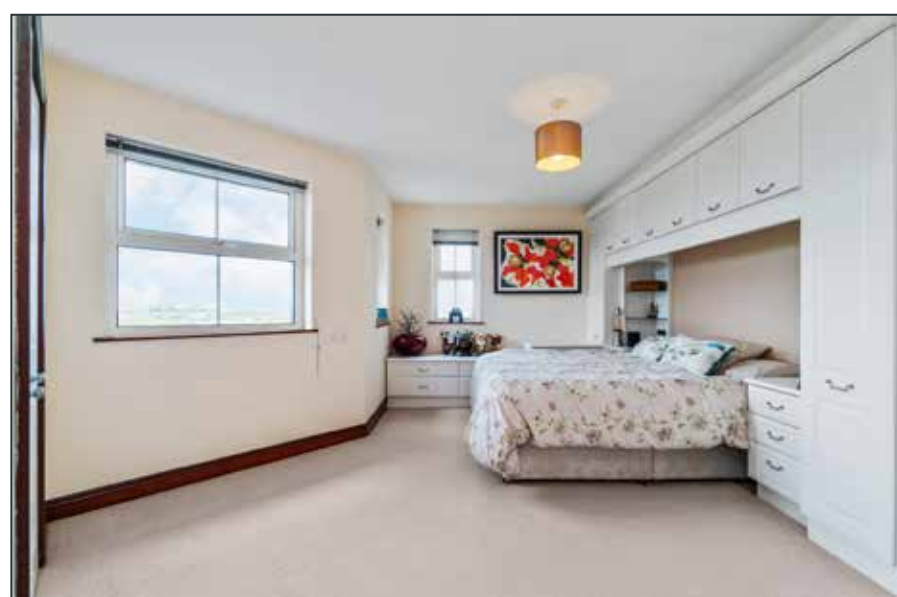
BEDROOM (2):
14' 1" x 12' 4" (4.29m x 3.76m)

Range of mirror fronted Sliderobes, TV point, countryside views to rear.



DELUXE ENSUITE SHOWER ROOM:

White suite comprising: separate fully tiled shower cubicle, Mira thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, extensive wall tiling, ceramic tiled floor, large towel radiator, extractor fan.



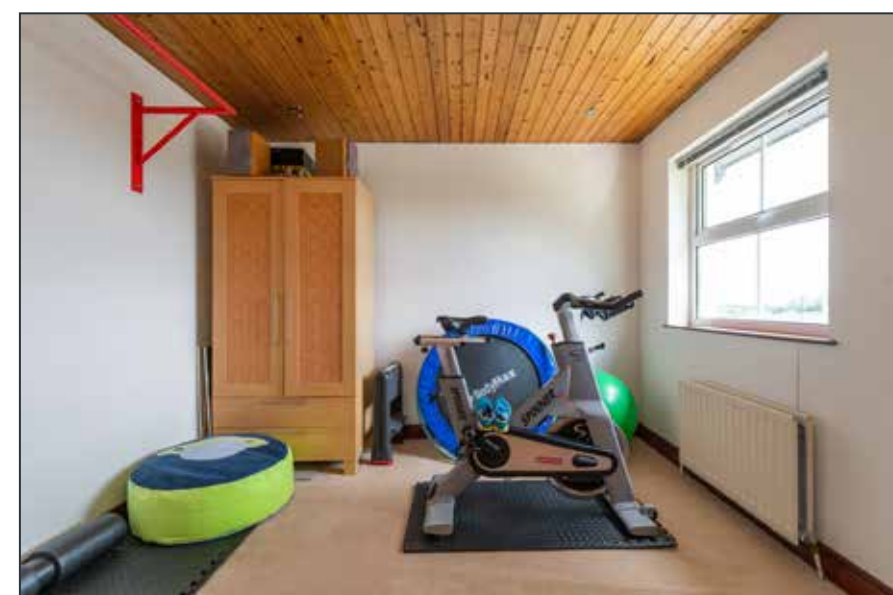
BEDROOM (3):
11' 0" x 10' 6" (3.35m x 3.2m) At widest points.

Range of built in robes, plus additional large built in robe, TV point, views over countryside to Irish Sea.



LUXURY FAMILY BATHROOM:

Traditional style white suite comprising: Panelled bath with mixer taps and telephone hand shower over, large separate fully tiled shower cubicle, Aqualisa thermostatically controlled shower, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, extractor fan.



BEDROOM (4):
12' 2" x 10' 3" (3.71m x 3.12m)

Built in robe.



BEDROOM (5)/GAMES ROOM:
18' 6" x 17' 7" (5.64m x 5.36m)

Polished laminate floor, 1.5 tub single drainer stainless steel sink unit with mixer taps, bar with live edge timber slab counter, dual aspect, wall light points.



OUTSIDE

DETACHED DOUBLE GARAGE: 18' 2" x 17' 9" (5.54m x 5.41m)

Twin up and over doors, light and power. Approached via gravel driveway, with tarmac parking area to rear.

TWO STOREY BARN: 26' 0" x 17' 11" (7.92m x 5.46m)

LONG BARN: 54' 11" x 13' 11" (16.74m x 4.24m)

In two separate areas, three pedestrian access doors.

GARDENS:

Large gardens to front, side and rear, laid out in manicured lawns, well stocked flowerbeds, extensive Sandstone patio, trees vegetable/herb garden, fencing, outside water tap, outside lights, exterior speakers. Large tarmac driveway with associated rear tarmac parking area. The property is approached via a private gravel lane.

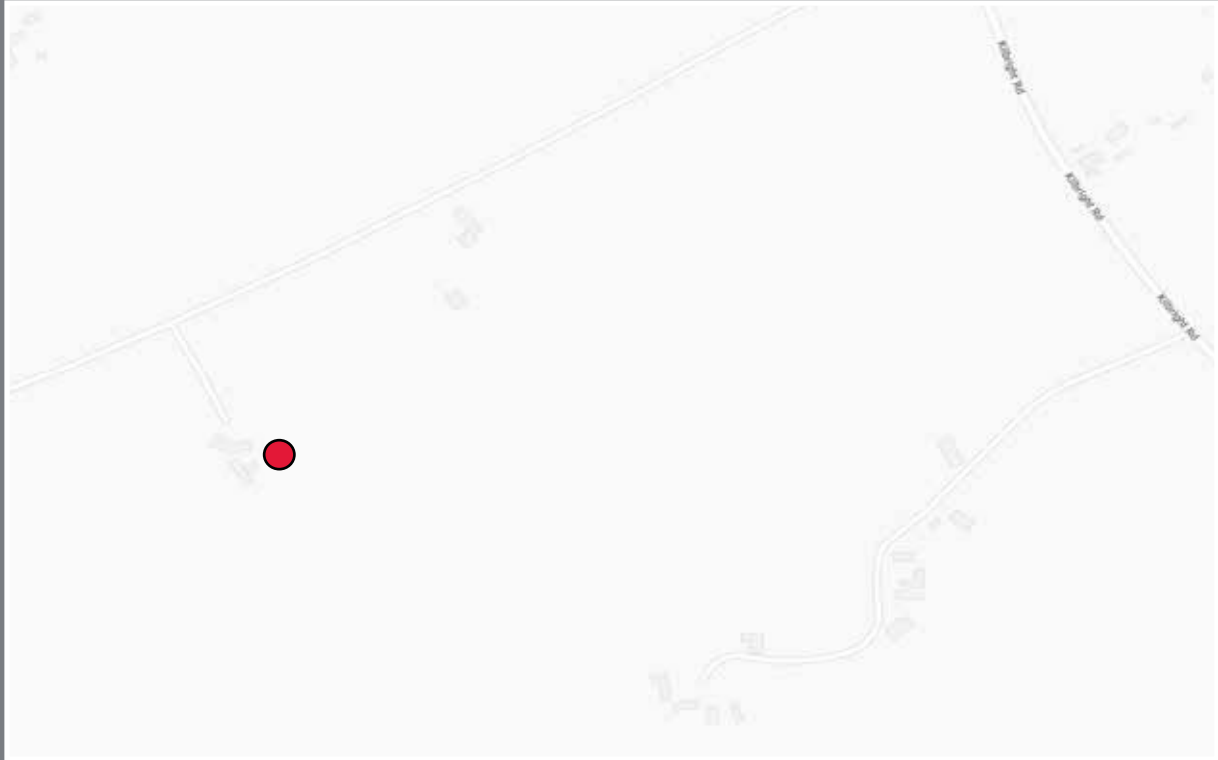


16 Kilbriart Road, Millisle (Ground Floor)
Plans for illustrative Purposes Only



16 Kilbriart Road, Millisle (1st Floor)
Plans for illustrative Purposes Only

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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REF: RO/E/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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