

BALLYREAGH HOUSE

BELFAST ROAD • CRAIGANTLET • COUNTY DOWN



A LUXURIOUS 5 BEDROOM DETACHED FAMILY HOME

BALLYREAGH HOUSE

LIVE YOUR BEST LIFE



We are proud to have provided generations of families with homes of distinction, designed and built by craftsmen and award winning master builders.

Our family has been building quality homes and creating new communities in Northern Ireland for over 80 years, and our aim is simple: to build great houses, so that you can make them great homes.

We are Dunlop Homes





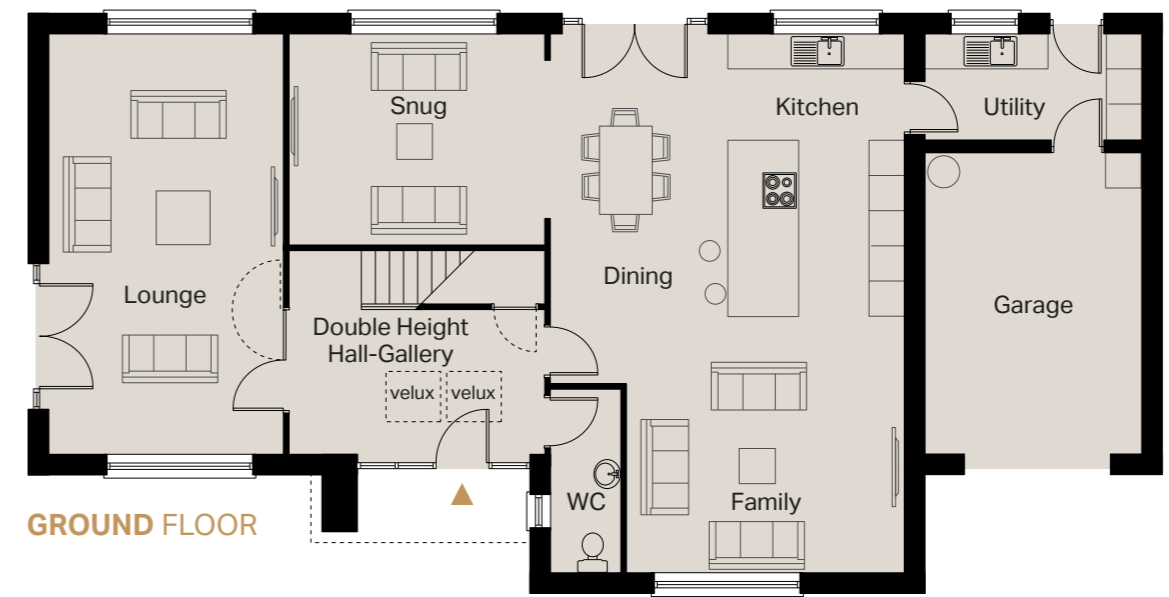
WELCOME TO THE GOOD LIFE

Ballyreagh House offers a rare opportunity to enjoy life in a semi rural, yet highly convenient location.

Light and airy interior spaces are complemented by beautiful landscaped gardens, ideal for contemporary family living.

Ballyreagh House is superbly positioned close to the plentiful amenities of the popular town of Newtownards, surrounded by open countryside yet only 12 miles from the centre of Belfast.

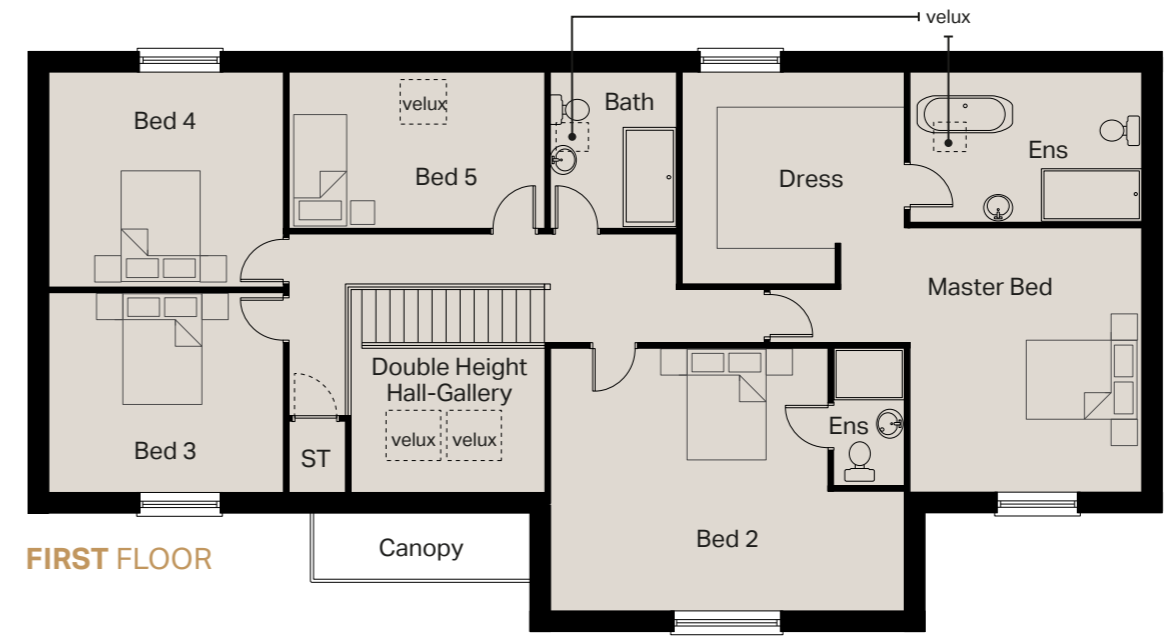
Built to our award winning standards with an exceptional specification, it's time to enjoy the best of both worlds.



GROUND FLOOR

GROUND FLOOR Ft/Inches Metres

| | | | |
|-------------------------------------|----------------|------|--------|
| Double Height Gallery Entrance Hall | | | |
| Kitchen Dining | 30'2" x 19'10" | 9.19 | x 6.04 |
| Snug | 14'3" x 11'10" | 4.35 | x 3.60 |
| Utility | 12'1" x 5'11" | 3.70 | x 1.81 |
| Lounge | 23'5" x 13'1" | 7.16 | x 4.00 |
| Garage | 16'10" x 12'2" | 5.14 | x 3.70 |
| Cloaks | 10'3" x 3'11" | 3.12 | x 1.20 |



FIRST FLOOR

FIRST FLOOR Ft/Inches Metres

| | | | |
|----------------|-----------------|------|--------|
| Master Bedroom | 14'10" x 12'11" | 4.51 | x 3.95 |
| Dressing | 12'5" x 11'10" | 3.78 | x 3.60 |
| Master Ensuite | 12'11" x 8'4" | 3.95 | x 2.55 |
| Bedroom 2 | 19'10" x 14'9" | 6.04 | x 4.49 |
| Ensuite | 8'0" x 3'11" | 2.45 | x 1.20 |
| Bedroom 3 | 13'2" x 11'2" | 4.00 | x 3.41 |
| Bedroom 4 | 13'2" x 12'0" | 4.00 | x 3.65 |
| Bedroom 5 | 14'3" x 8'8" | 4.35 | x 2.65 |
| Bathroom | 8'8" x 7'1" | 2.65 | x 2.16 |

CGI shown for illustration purposes only. Floor plans are not to scale.



URBAN CHIC MEETS COUNTRY LIVING

You've arrived.

The electric gates sweep aside, ushering you inside your private sanctuary.

The impressive front doors open onto a spacious double height hallway, leading to a large formal sitting room complete with French doors, giving the room an abundance of natural light. The hall also leads to the generously sized kitchen/dining room complete with a snug/family room - the perfect room for entertaining or relaxing with the family. You'll also find a WC, utility room and access to the integral garage on the ground floor.

Upstairs, the impressive master suite benefits from a luxurious en suite bathroom and separate dressing room, plus bedroom two is equally well proportioned, and comes with its own en suite shower room. The family bathroom serves the further three bedrooms, making life a little easier in the mornings.

Outside, the gardens have been landscaped to enhance privacy whilst creating beautiful areas that are ideal for outdoor entertaining.

Welcome home.

QUALITY, ATTENTION TO DETAIL AND A SUPERIOR SPECIFICATION

KITCHEN & UTILITY

- High quality units with solid stone worktop
- Large island with space to comfortably seat four
- Fully integrated appliances to include oven, microwave, separate fridge & freezer and ceramic hob with built in extractor

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings
- Vanity units to bathroom and en-suites
- Showers with dual drench heads
- Free standing bath in master en-suite
- Chrome towel radiators
- Mirror with LED lights above all wash hand basins

CARPET AND TILING

- Carpet to lounge, stairs, landing and all bedrooms
- Floor tiling to entrance hall, cloakroom, kitchen, dining, snug and utility room
- Wall tiling to wet areas and splash back above wash hand basins

HEATING

- Oil fired central heating
- Underfloor heating to ground floor
- Thermostatically radiators fitted to first floor

INTERNAL FEATURES

- Walls, ceilings, doors and woodwork painted throughout
- Generous electrical specification to include TV points to all bedrooms
- House wired for alarm and entertainment system
- Double height entrance hall with large skylights
- French doors from kitchen and lounge
- Master suite with large dressing room
- Downlights throughout ground floor and bathroom/en-suites

EXTERNAL FEATURES

- Extensive landscaping to include mature hedge around perimeter of site
- Electric gates and pillars to entrance
- Beech hedge and estate fencing to front boundary
- Patio area and front door paved with granite
- Hardwood double front door
- High quality uPVC windows
- Natural slate roof
- External water tap
- House finished with painted render
- Integral garage with electric insulated door
- Beautifully landscaped grounds set on 2/3 acre

WARRANTY

- House comes with 10 year NHBC Home Owners Warranty





YOUR SANCTUARY FROM THE CITY

Take advantage of Ballyreagh House's prime location – the city, coast and countryside are all within easy reach.

Newtownards is home to small independent shops and fashionable eateries. You'll also find major brands at the popular Ards Shopping Centre, as well as a large Tesco and other high street names at the Castlebawn Retail Park.

This bustling town brings plenty of opportunities to get out and about, with miles of mountain bike trails and walks to explore at Scrabo and Killynether Country Parks plus Kiltonga Nature Reserve and Mount Stewart are a short drive away. There are fun family activities at The Ark Farm, Castle Espie Wetlands Centre and The Dundonald Ice Bowl.

You can also relax or exercise as much as you like at the new Blair Mayne Wellness and Leisure Centre or David Lloyd Club in Dundonald, or perhaps choose from a host of well-regarded golf courses, including Scrabo, Clandeboye, Knock and Mahee Island. You'll also find superb sailing, windsurfing and kite surfing on Strangford Lough, or spread your wings and take to the skies at Ards Flying Club.





DUNLOP HOMES

www.dunlophomes.com

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