



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**3D CARDY ROAD, GREYABBEY, BT22 2LS**  
**OFFERS AROUND £489,950**

**Scan for Property Details  
and to Arrange a Viewing**



# The Property

Occupying an exceptional elevated site with stunning views of rolling countryside and beyond, here is an ideal opportunity to purchase a truly exceptional detached family home. As one would expect with a house of this size, the accommodation is extremely versatile and flexible offering a range of different layouts to suit the needs of the home owners.

The ground floor comprises living room with solid wood strip flooring and attractive brick fireplace and recess with cast iron wood burning stove. There is also a family or dining room with a cast iron wood burning stove and double glazed French doors to outside. Arguably the hub of any great family home which is a large kitchen with solid wooden work surfaces and cast iron wood burning stove which is open plan to a casual dining/family area. There is also that all important home office and a shower room. Upstairs consists of five well proportioned bedrooms, including main bedroom with stunning views, dressing room and ensuite bathroom. Two of the other bedrooms also have a jack and jill en suite shower room and there is potential to do the same with bedrooms four and five which would result in all bedrooms having ensuite facilities.

Outside does not disappoint either. The property sits on a beautifully manicured mature site of around ½ acre with mature gardens in lawn to the rear. At the side of the property is a fantastic entertaining space with terrace areas and built-in brick barbecue. A driveway and forecourt provides ample parking for numerous vehicles such as cars, caravans, boats, horseboxes etc. The variety of plants and shrubs further enhances this idyllic location. Finally a large outbuilding currently a double and adjoining single garage offers the potential to convert to stables, live in accommodation, gym, workshop etc subject to necessary approvals. Other benefits include oil fired central heating, double glazed windows, utility room and pantry.

Conveniently positioned, the picturesque town of Greyabbey is close at hand. Bangor, Donaghadee and Newtownards are also easily accessible. With all this fine home has to offer we expect demand to be high and to a wide range of prospective purchasers. We can thoroughly recommend a viewing at your earliest opportunity so as to appreciate it in its entirety.

## Property Features

- Outstanding Detached Family Home of Approx 3600 sq ft
- Stunning Elevated Position with Picturesque Views over Rolling Countryside
- Idyllic Semi Rural Site Extends to Around ½ Acre
- Versatile and Flexible Accommodation Providing a Range of Different Layouts to Suit the Needs of the Owners
- Living Room with Solid Wood Flooring, Brick Fireplace and Recess with Cast Iron Wood Burning Stove
- Family or Dining Room with Cast Iron Wood Burning Stove and Double Glazed French Doors to Outside
- Magnificent Kitchen with Solid Wooden Worktops, Cast Iron Wood Burning Stove Open Plan to Casual Dining/Family Area with Wood Flooring Throughout
- Home Office with Double Glazed Door to Outside
- Pantry and Separate Utility Room
- Five Well Proportioned Bedrooms Including Main with Stunning Views, Dressing Room and En Suite Bathroom with Separate Shower
- Two Other Bedrooms Have a Jack Jill Ensuite Shower Room
- Bedrooms Four and Five Have Potential to Have a Jack and Jill Ensuite Shower Room Which Would Result in all Bedrooms Having Ensuite Facilities



**Offers Around £489,950**  
Detached  
5 Bedrooms  
3 Receptions

## Property Features

- Ground Floor Shower Room
- Oil Fired Central Heating
- Double Glazed Windows
- Mature Rear Garden in Lawn and Vegetable Garden
- Entertaining Space to The Side with Terraces and Built-in Brick BBQ
- Driveway and Forecourt in Stones Providing Ample Parking for Cars, Caravans, Boats and Horse Boxes, etc
- Outbuilding Which Provides a Double Garage and Attached Single Garage
- Potential to Convert the Outbuildings to Live in Accommodation, Stables, Gym ect Subject to Necessary Approvals
- Array of Colourful Flowers, Plants, Trees and Hedging
- Picturesque Coastal Town of Greyabbey Close by
- Newtownards, Bangor and Donaghadee Easily Accessible
- Wide Ranging Appeal to a Host of Purchasers Particulary With Equestrian Interest
- Early Viewing Essential

# Accommodation

## Ground Floor

Reception Hall

Living Room  
16'7" x 12'3"

Dining or Family  
Room  
12'3" x 12'3"

Kitchen Open Plan to  
Casual Family/Dining  
Area  
29'2" x 13'6"

Utility Room

Home Office  
14'4" x 7'11"

Shower Room

## First Floor

Landing

Bedroom One  
14'5" x 13'7"

En-Suite Shower Room

Dressing Room

Bedroom Two  
13'6" x 11'3"

Shower Room

Bedroom Three  
13'6" x 9'11"

Bedroom Four  
12'3" x 11'3"

Bedroom Five  
12'3" x 10'1"

## Outside

Double Garage  
26'3" x 22'5"

Single Garage  
24'2" x 22'5"

Idyllic Semi Rural Site of  
Around Half an Acre

Large Driveway with  
Ample Parking

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)









# Directions

Heading from Greyabbey, along Cardy Road, 3D is on your right hand side.



All measurements are approximate and for display purposes only.



## Viewing

By appointment through agent.

## Free Valuation

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THE SUNDAY TIMES  
THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		79	79
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Bangor/Ards Peninsula

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