

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



4100 sq ft | Garage 880 sq ft

**'ARD NUA', 108 KILLINCHY
ROAD, COMBER, BT23 5NE**

OFFERS AROUND £1,295,000

The Vendor's Perspective...

Ard Nua, 108 Killinchy Road is an ultra-contemporary home designed to maximise its elevated position and uninterrupted views towards Scrabo Tower, Rough Island and upper Strangford Lough. From the moment of arrival – crossing over water to the entrance – there is a deliberate sense of anticipation and balance, inspired by Feng Shui principles of harmony, wellbeing and prosperity.

The architecture embraces a seamless relationship between indoors and out, creating a true alfresco living experience throughout the seasons. Expansive glazing allows natural light to flood the main living spaces while framing the ever-changing landscape beyond.

Built using innovative modern construction methods and high-end materials, the home was designed with longevity and efficiency in mind. Exceptional insulation, advanced air-tightness and a highly efficient mechanical heat recovery ventilation system (93% efficiency) contribute to an outstanding A93 EPC rating. Heating is provided via an air source heat pump, ensuring strong environmental performance alongside low running costs.

Technology and specification were carefully selected to reflect modern living. Highlights include a Bora induction hob with integrated filtration, twin Neff ovens (including combination microwave) and “stay fresh” refrigeration. The principal ensuite features a Japanese washlet WC, and feature lighting enhances both interior and exterior spaces.

The inclusion of a lift to all three floors adds practicality and future-proofing, while the lower ground floor offers excellent potential for conversion into a self-contained annex or apartment for extended family living.

This is a home where design, efficiency and landscape combine to create something truly special.



A93 Energy Rating – Rare for a Home of This Scale

Key Features



Panoramic Views to Scrabo Tower & Strangford Lough



2.5 Acres of Privacy, Space & Possibility

A HOME DESIGNED TO BE EXPERIENCED

There are homes you live in... and homes that change how you live. 108 Killinchy Road was conceived as an ultra-contemporary sanctuary — a place where architecture, technology and landscape exist in complete harmony. From the moment you cross the water feature at the entrance, there is a sense of anticipation. Inspired by Feng Shui principles, the approach symbolises balance, wellbeing and prosperity — setting the tone for what lies beyond.

LIVING WITH THE LANDSCAPE

Positioned to capture uninterrupted views towards Scrabo Tower, Rough Island and upper Strangford Lough, every principal room embraces the ever-changing countryside.

Expansive glazing and vaulted ceilings flood the home with natural light, while sliding doors and balconies dissolve the boundary between indoors and out.

Here, alfresco living isn't seasonal — it's year-round. Morning coffee with mist rising over the fields. Golden sunsets reflecting off the Lough. Winter skies framed like artwork from the warmth of your lounge.

DESIGN. TECHNOLOGY. FUTURE-PROOFING.

This is a home built ahead of its time. Advanced insulation, exceptional air-tightness and a 93% efficient heat recovery ventilation system contribute to a rare A93 energy rating — remarkable for a home of this scale. Air source heating with solar assistance ensures efficiency without compromising comfort. Lift access to all three floors offers long-term practicality and true future-proofing, while the lower level provides flexibility for multi-generational living, guest accommodation or a private annex.

ENTERTAINING WITHOUT LIMITS

The bespoke STÖRMER kitchen is both statement and centrepiece. Quartz worktops, Bora induction hob with filtration, twin Neff ovens, stay-fresh refrigeration and a Quooker tap — every detail chosen for performance and elegance. Open-plan living creates a natural flow for entertaining, with seamless connection to terraces and balcony spaces overlooking the rolling countryside.

SPACE TO BREATHE

Extending to approximately 2.5 acres, the grounds offer privacy and possibility.

Paddock for equestrian use or leisure. Extensive parking for boat, caravan or horse box. Double integral garage.

Substantial outbuilding ideal for storage, hobbies or classic vehicles. Rural tranquillity — just one mile from Comber Square and 35 minutes from Belfast.

FOR THOSE WHO VALUE...

Architecture with intention. Energy efficiency without compromise. Uninterrupted natural beauty. Modern luxury that will stand the test of time. 108 Killinchy Road is not simply a home. It is a statement of lifestyle.

Accommodation Comprises:

Electric gates and avenue lighting.

Ground Floor

Foot bridge with accent lighting, stainless steel handrail and fittings over decorative pond. Leading to multi point locking front door.

Entrance Porch

Ceramic tiled floor and glazed inner door leading to reception hall.

Reception Hall

Vaulted ceiling, recessed spotlighting, galleried landing, tiled flooring and feature staircase. Cloakroom with shelving and access to heating manifolds and controls.

Open Plan Living / Dining / Kitchen

32'6" x 29'11"
Vaulted ceiling, recessed lighting (zoned) contemporary gas fire, storage unit, large rooflight with concealed accent lighting with electronically operated thermal blind, floor to ceiling windows with superb views across countryside to Strangford Lough and Scrabo Tower. Dining area with sliding doors open to the sun terrace.

Kitchen

Bespoke Störmer kitchen, quartz work surfaces, island with under mounted sink, Quooker hot, cold and sparkling water tap and breakfast bar seating, integrated "Neff" fresh safe fridge, integrated "Neff" combination oven and warming drawer, integrated "Neff" CircoTherm oven, integrated "Neff" dishwasher, "Bora" induction hob with recirculation system.

Utility Room

13'3" x 5'6"
Extensive range of units with laminate work surfaces, under mounted composite sink with mixer tap, plumbed for washing machine, space for tumble dryer, recessed spotlighting, tiled flooring.

Primary Bedroom

16'0" x 12'2"

Bleached grey Oak effect flooring. Extensive range of bespoke robes and walk in dressing room with sliding doors created by Fusion. Uninterrupted views over countryside to Scrabo Tower and Strangford Lough.

Ensuite

Japanese washlet toilet, Dansani vanity unit, twin wash hand basins, twin lit dressing mirrors, ceramic tiled floor, tiled walls, large shower cubicle, telephone hand shower, drencher showers and sensor lighting.

Bedroom 2

16'6" x 10'9"

Bleached grey Oak effect flooring. Uninterrupted views.

Ensuite

Soaks bathroom comprising floating wc with concealed cistern, vanity unit with square wash hand basin and mixer taps, touch-sensitive dressing mirror with bluetooth connection, fully tiled walls, large shower cubicle, telephone hand shower and drencher showers, ceramic tiled floor.

Bedroom 3

15'5" x 11'3"

Bleached grey Oak effect flooring, feature corner window with uninterrupted views and vaulted ceiling.

Ensuite

Floating wc, concealed cistern, floating vanity unit with wash hand basin, dressing mirror/medicine cabinet, fully tiled floor, fully tiled shower cubicle with telephone hand shower and drencher showers.

Bathroom

Premium Soaks designed bathroom comprising free standing 'Egg' bath, free standing taps, floating wc with concealed cistern, feature floating vanity unit, concealed lighting, integral sink, dressing mirror, sensor lighting, fully tiled walls and ceramic tiled floor.

Walk-In Shelved Linen Room

7'6" x 4'11"

Upper Floor

Study Area

18'8" x 8'2"

Bleached grey Oak effect flooring, feature corner window with uninterrupted views.

Viewing Lounge

19'9" x 15'5"

Bleached grey Oak effect flooring, vaulted ceiling, floor to ceiling window with sliding door to balcony, "Gazco" gas stove, uninterrupted views. Balcony: granite flags, glazed balustrades and external lighting. Panoramic views over rolling countryside to Scrabo Tower and Strangford Lough.



Arrive Across Water – A Feng Shui Inspired



Annex Potential & Lift Access – Space Designed to Evolve











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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