

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**21B GLASTRY ROAD,
KIRCUBBIN, BT22 1DP**

OFFERS AROUND £575,000

21b Glastry Road is an exceptional 3,467 sq ft family home, thoughtfully designed and finished to an impressive standard throughout. The heart of the property is the open-plan kitchen, living and dining space, where a bespoke walnut kitchen with quartz worktops and quality integrated appliances flows naturally into bright dining and living areas. Double doors extend the space onto the rear patio, while the adjoining family room features a Jotul wood-burning stove, creating a warm and inviting focal point. A separate living room leads through to a sunroom with vaulted ceiling and dual-aspect views. The entire ground floor benefits from underfloor heating and includes a bedroom with ensuite, ideal for guests or multigenerational living.

Upstairs, a striking galleried landing incorporates a dedicated study area and leads to four generous bedrooms. The principal suite enjoys countryside views, a fitted dressing room and a modern ensuite, while another bedroom also benefits from its own ensuite. A luxurious family bathroom with freestanding bath completes the first-floor accommodation.

The grounds are equally impressive. Approached by wrought iron gates, the property offers extensive brick-paviour parking framed by mature trees. A double garage sits to the side, currently used as a gym, with loft space above suitable for office use or further development, subject to approvals. The rear garden features generous patios with raised lavender beds, artificial grass for ease of maintenance, an outdoor gym, enclosed dog run and outside shower.

A standout feature is the outdoor kitchen, complete with wood-fired pizza oven, double Belfast sink and porcelain patios, an exceptional entertaining space with countryside views.

Set between Kircubbin and Ballyhalbert, the location offers convenience to local shops, cafés, schools and scenic walks, with Newtownards, Bangor and Stormont all within easy commuting distance.



Key Features

- Detached Home Finished to an Impeccable Standard Throughout
- Living Room and Sunroom with Dual Aspect Overlooking Gardens to Front and Rear
- Four Generous Bedrooms (Two With Ensuites) on the First Floor
- Rear Gardens Laid in Artificial Grass for Ease of Maintenance and Patio Areas Ideally Situated to Enjoy the Sunshine with Direct Access from the Property
- Oil Fired Central Heating with Underfloor Heating Throughout the Ground Floor
- Open Plan Kitchen / Living / Dining Leading Seamlessly to the Rear Patio and Gardens
- Ground Floor Bedroom with En Suite Shower Room - Ideal for Guests or Additional Family Member
- Double Garage (Currently Used as a Gym) with Loft Over, Ideal for Use as a Home Office or Running a Business from Home
- Outside Kitchen with Wood Fired Pizza Oven, Space for Grill / Barbeque and Far Reaching Views Over the Surrounding Countryside
- Situated Between Ballyhalbert and Kircubbin with Numerous Schools within a 5 mile Radius



Accommodation comprises:

Entrance porch

9'4 x 5'0
Porcelain tiled floor and feature wall lights.
Glazed door to -

Entrance Hall

16'3 x 12'3
Porcelain tiled floor, telephone connection point, recessed spotlights and storage cupboard with shelving.

WC

4'10 x 4'7
White suite comprising low flush wc, vanity unit wash hand basin with mixer tap and extractor fan.

Living Room

21'9" x 14'4"
Solid Oak flooring, 5-amp lamp sockets, TV aerial and telephone connections.
Glazed door leading through to -

Sunroom

13'1" x 11'10"
Solid Oak flooring, double patio doors to rear patio, TV aerial and telephone connection point and feature vaulted ceiling.

Kitchen / Dining Area

20'2" x 16'6"
Excellent range of walnut high and low level cupboards and drawers with matching island unit incorporating a single drainer stainless steel sink with swan-neck mixer tap, Quartz worktops, space for range cooker, stainless steel extractor fan and light with stainless steel splashback, integrated appliances to include; AEG electric oven with Neff warming drawer, Hotpoint microwave and Bosch dishwasher. LED spotlighting, porcelain tiled floor, solid wood breakfast bar with feature lighting, Bosch American-style fridge/freezer in matching housing, double patio doors to rear patio and storage cupboard with shelving.
Open through to -

Family Room

14'11" x 12'5"
Jotul enclosed cast iron wood burning stove with slate back 2 wall lights, LED spotlighting and porcelain tiled floor.

Rear Hall

Door to rear, porcelain tiled floor.

Utility Room

7'3" x 4'9"
Range of high and low level units with laminate worktop, single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, heated towel radiator, extractor fan and porcelain tiled floor.

Bedroom 5

16'6" x 11'10"
at widest points, LED spotlighting, luxury vinyl flooring and wired for two wall lights.

En-suite Shower Room

Rectangular tiled shower cubicle with Aqualisa thermostatically controlled shower and telephone shower attachment and sliding glass shower door, low flush WC, semi-pedestal wash hand basin with mixer taps and mirror fronted and illuminated bathroom cabinet over, tiled splashback, LED spotlighting, extractor fan, ceramic tiled floor and feature chrome wall mounted radiator.

Bathroom

9'1" x 8'0"
White suite comprising Clearwater freestanding bath with wall mounted chrome mixer taps, low flush WC, vanity unit with Villeroy and Bosch wash hand basin with mixer taps, shelf and cupboard under, matching illuminated mirror over, partly tiled walls, ceramic tiled floor, feature chrome wall mounted radiator, LED spotlighting and extractor fan.

First Floor

Landing

Bedroom 1

20'2" x 11'3"
Views over the rear garden and countryside, LED spotlighting, TV aerial connection point and 2 wall lights.

Dressing Room

11'3" x 4'8"
Built in clothes rails, drawers, shoe racks and shelving, LED spotlighting and illuminated mirror.

En-suite Shower Room

9'8" x 4'9"
White suite comprising quadrant tiled shower cubicle with Aqualisa electric shower and glass sliding shower door, vanity unit with wash hand basin and mixer tap, drawers under, low flush WC, chrome heated towel radiator, ceramic tiled floor, partly tiled walls, LED spotlighting and extractor fan.

Bedroom 2

14'4 x 13'3

En-suite Shower Room

Modern white suite, large built in shower cubicle with built in shower, tiled walls and sliding shower door, wash hand basin with mixer tap, modern vanity cabinet , tile splash back, low flush w/c, chrome feature radiator, ceramic tiled floor, recessed spotlights, extractor fan.

Bedroom 3

12'5" x 8'9"
TV aerial connection and LED spotlighting.

Linen Cupboard

Built in shelving.

Bedroom 4

21'8" x 11'8"
Views over rear garden and surrounding countryside, TV aerial connection and 2 walls lights.

Outside

Approached through wrought iron gates, the property benefits from a substantial brick-paviour parking area with granite-stoned features, providing extensive space for cars, caravan, boat and more. The grounds are framed by mature Ash, Silver Birch and Alder trees.
A concrete parking area to the side leads to -

Double Garage

21'3" x 18'8"
Currently used as a gym, fluorescent lighting. Boiler room with Grant oil fired boiler and Santon Premier Plus hot water tank, power, wifi connection and hot water solar panels.

WC

Low flush WC and pedestal wash hand basin.

External concrete steps to:

Loft

21'1" x 19'1"
Velux-type windows, radiators, 12V spotlighting, telephone connection points and power points. Oil storage tank, water tap, enclosed dog run, outside lights.

Rear Gardens

Brick paviour and granite paved patios enclosed by matching raised flowerbeds planted with lavender, outdoor gym with artificial grass, decorative gravel walkways and slate-covered flowerbeds. Leading to -

Outside Kitchen

27'11" x 25'11"
Beautiful views over the countryside.
Double Belfast sink with mixer taps set on Dekton and timber worktop; Alfas wood fired pizza oven; space for grill / barbeque in 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.
Barked picnic area with silver birch trees and views.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(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 9188 8000.

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.

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