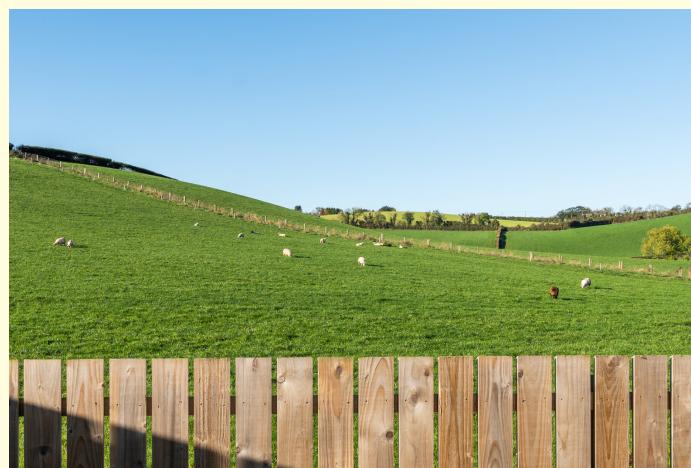


## *The Owner's Perspective...*

"When I was looking for my new home, efficient energy use and natural light were top priorities. This house has exceeded expectations with minimal electricity bills, wonderful views into the surrounding nature, and all day sunshine, which to me is priceless. I'm now a convert to heat pumps, underfloor heating and modern insulation, a testament to the evolution of architecture and building practices. Ardmillan is a delightful, friendly and safe little community both for the older members of the community (like me) as well as my grandkids. It is not often a place would suit so many people at a variety of stages in their lives."





Drawing Room



Hallway



Cloakroom/ WC



Stove in drawing room

## *The facts you need to know...*

Four bedroom detached home built to an exceptional standard by the renowned Fraser Homes offering a blend of modern design and natural beauty in one of Killinchy's most desirable settings

Equipped with high level insulation, a Panasonic air source heat pump heating system, and underfloor heating to the ground floor this home delivers low running costs and year round comfort

Clever planning ensures natural light floods every room, expansive glazing and a south facing rear aspect make it a bright, warm and inviting space

Formal drawing room with multi-fuel stove open directly onto patio with a view of the surrounding countryside

Beautifully appointed kitchen opens onto a versatile dining/living space, ideal for family life and entertaining

Separate utility room gives practical storage and laundry facilities

Each of the four bedrooms is enhanced by high ceilings creating a sense of openness and light

Luxury main bedroom suite provides a dressing room and ensuite bathroom with well-appointed family shower room serving the additional bedrooms

South facing garden includes a patio and separate area offering views of surrounding landscaped while being just minutes from the Lough shore

A detached garage and ample driveway complete this beautiful property

NHBC building warranty



Kitchen open to Dining and Living Areas



Dining/ Living area



Caption for image.



Utility room

*The property comprises...*

#### GROUND FLOOR

##### BRIGHT HALLWAY

Composite front door, recessed spotlights, tiled floor, stairs to first floor, under stairs cupboard. Glazed door with sidelight into:

##### DRAWING ROOM

**15' 8" x 13' 7" (4.78m x 4.14m)**

Multi-fuel stove. Light oak herringbone laminate flooring. Views to countryside. Double glazed door to patio area and garden.

##### KITCHEN

**20' 3" x 12' 2" (6.17m x 3.71m)**

Extensive range of high and low level contemporary black units and quartz worktops, matching island and breakfast bar area with additional low level cupboards, integrated Hoover ceramic hob and downdraft extractor fan. Black undermount Franke one and a half bowl sink unit with mixer tap. Space and plumbing for American style fridge freezer, integrated eye level Hoover double oven and dishwasher, ceramic tiled floor, recessed lighting. Double doors opening to outside. Open to:

##### DINING/LIVING ROOM

**14' 9" x 13' 11" (4.5m x 4.24m)**

Ceramic tiled floor, recessed spotlights, glazed door with side light to hallway.

##### UTILITY ROOM

**12' 4" x 6' 7" (3.76m x 2.01m)**

Tiled floor, range of units with quartz worktops and splashback, Franke black undermount sink with mixer tap, plumbed for washing machine and space for tumble dryer, extractor fan, storage cupboard, double glazed door to outside.

##### CLOAKROOM/ WC

Two piece white suite comprising low flush WC and wall-hung vanity basin with mixer tap and quartz splashback. Ceramic tiled floor.



Main Bedroom

## FIRST FLOOR

### LANDING

Views over countryside. Loft access.

### MAIN BEDROOM SUITE

13' 7" x 12' 10" (4.14m x 3.91m)

Vaulted ceiling. 3/4 length windows with views over countryside.

### DRESSING ROOM

Bespoke fitted wardrobe with range of mirrored cupboards, open hanging space and drawers and shelves.

### ENSUITE BATHROOM

9' 2" x 6' 8" (2.79m x 2.03m)

Four piece white suite comprising tiled shower cubicle with over drencher and handheld shower attachment, free standing oval bath with mixer tap and handheld shower attachment, low flush wc, vanity basin with mixer tap, quartz splashback and illuminated mirror above. Ceramic tiled floor, recessed spotlights, extractor fan.

### BEDROOM (2)

14' 5" x 9' 5" (at widest points) (4.39m x 2.87m)

Velux window.

### BEDROOM (3)

11' 8" x 10' 4" (3.56m x 3.15m)



En-suite bathroom



Bedroom two



Bedroom three



Shower room

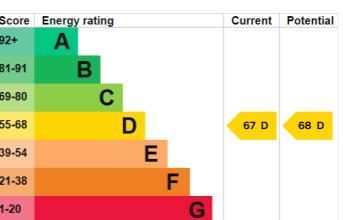
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			
Is there an annual service charge?	Y		
Any lease restrictions (no AirBnB etc) ?			
On site parking?			
Is the property 'listed'?			
Is it in a conservation area?			
Is there a Tree Preservation Order?			
Have there been any structural alterations?			
Has an EWS1 Form been completed?			
Are there any existing planning applications?			
Is the property of standard construction?			
Is the property timber framed?			
Is the property connected to mains drains?			
Are contributions required towards maintenance?			
Any flooding issues?			
Any mining or quarrying nearby?			
Any restrictive covenants in Title?			

## UTILITIES

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

## ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

**TENURE:** Freehold

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is £2,575.26.

**VIEWING:** By appointment with **RODGERS & BROWNE**.

# Location

Travelling from Lisbane towards Balloo, turn left onto Ardmillan Road, and Whitehem Gardens is the second street on the right.



# Floor plan



All Measurements And Layouts Are Approximate And Provided For Illustrative Purposes Only.

RODGERS & BROWNE



**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400  
[info@rodgersandbrowne.co.uk](mailto:info@rodgersandbrowne.co.uk)  
[rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk)



naea propertymark  
PROTECTED

## Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.