

RODGERS & BROWNE



1 Cunningburn Road, Portaferry Rd,
Newtownards BT22 2AN

offers around £750,000



The Agent's Perspective...

"Put simply, this is a beautiful home. It is bright, spacious and has accommodation which also offers flexibility to suit individual needs - including a detached garden room or annexe as guest space.

Apart from being meticulously maintained (inside and out) those with a keen eye will notice the incredible level of detail and standard of finish and fittings throughout - it is truly just ready to walk into.

Set off by landscaped gardens which also feature sheltered patios to sit and relax, the location is very convenient to Newtownards, its sailing club, the beautiful grounds of Mount Stewart and other leisure and social attractions of the Peninsula area.



The 'real' bonus is the spectacular uninterrupted view of Strangford Lough as far as the Mourne - an area which is rightly classified as being of 'Outstanding Natural Beauty' and a haven for wildlife and birds.

We are delighted to be able to offer this superb home for sale and are confident those who view, will not be disappointed. Book today"

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Fabulous views as far as Mourne Mountains



Bright, spacious Living room with vaulted ceiling and superb Lough views



Entrance hall with vaulted ceiling

The facts you need to know...

Stunning 5 bedroom detached bungalow
c.2,215 square feet plus garden room c.340
square feet and garages

Spectacular views over Strangford Lough
with views as far as the Mournes.

Strangford Lough is designated an Area of
Outstanding Natural Beauty and from this
spectacular home, it is easy to see why

Rare and exceptionally high 'A' energy
rating - one of very few in Northern Ireland

Underfloor oil fired central heating -
thermostatically zoned and app controlled

High quality uPVC double glazing
including acoustic glass to front and side

Separate garden room / office / annexe /
with kitchen, double glazing and heating

Remote, app controlled electric gates to
tarmac driveway, extensive parking and
turning space for cars, boat, caravan or
horse box

Large double garage with light, power,
twin remote control electric doors and loft
storage. Also wired for generator

Vent-Axia heat exchange system

Solar panels with MyEnergi diverter to hot
water reducing energy usage from grid.

DECO Mesh high speed PoE WiFi system



Fabulous kitchen by Cardy Kitchens with extensive range of cupboards, quartz worktops and quality appliances



Spacious, bright kitchen / dining area

The facts you need to know (continued)...

TV and network points in all bedrooms, Living room and dining room

Beautiful kitchen from Cardy Kitchens Lisburn with quality appliances, quartz worktops, centre island, Quooker hot tap and remote app control blinds from Apex blinds Lurgan

Plantation shutters from Fraser Nolan, Belfast

Extensive built-in wardrobes from Make Interiors Belfast

Large patios laid in porcelain tiles for easy maintenance

Perfectly situated to enjoy the many social, leisure and cultural attractions of the Ards Peninsula area. Newtownards Sailing Club and Mount Stewart estate are both nearby

High standard of insulation throughout

A truly exceptional home in an equally exceptional location

Beautifully decorated and fastidiously maintained

Landscaped gardens to front and rear - site totals c.0.75 acre

GROUND FLOOR

Contemporary, composite multipoint locking front door with three double glazed centre panels and double glazed side panels.

ENTRANCE HALL: Oak plank effect ceramic tiled floor

LIVING ROOM: 19' 10" x 13' 6" (6.05m x 4.11m) Vaulted ceiling, recessed lighting, Oak plank effect ceramic tiled floor, Churchill cast iron log burning stove on a circular slate hearth. Feature floor to ceiling picture windows with superb views of Strangford Lough as far as the Mourne mountains. Pocket doors to:

DINING KITCHEN 24' 3" x 17' 9" (7.39m x 5.41m) Space for full size dining table and chairs, Oak plank effect ceramic tiled floor, recessed lighting. Open to kitchen featuring an extensive range of 'Auld white' shaker style high and low level units with Blum Legrabox drawers by Cardy Kitchens, Lisburn. Quartz worktops with inset 'Silgranite' 1.5 bowl sink and mixer tap. Miele combination steam oven, traditional oven, warming drawer and full height fridge. Larder cupboard with Legrabox drawer system, Kessebohmer pull out bottle rack and Kessebohmer Le Mans II pullout corner system, Bora MPure Purmu ceramic induction hob with down draft extraction, Neff microwave, Miele dishwasher, triple bin storage, Quooker hot tap and filtered water, centre island with quartz worktop and breakfast point. App remote control blinds. Side view of Strangford Lough.

UTILITY ROOM: 13' 9" x 10' 6" (4.19m x 3.2m) (max). Extensive range of matching high and low level cupboards and quartz worktop, inset single drainer stainless steel sink unit, full height Neff freezer, plumbed for washing machine, space for tumble drier raised for easy access with pull out basket shelves and Legrabox drawers, Oak plank effect ceramic tiled floor, uPVC double glazed door to covered rear veranda, garden, garage and Garden Room. Door to:

CLOAKROOM: Low flush wc., floating vanity unit, wash hand basin, mixer tap.



Beautiful kitchen by Cardy Kitchens including range of appliances



Main bedroom with vaulted ceiling stunning Lough views and extensive range of built-in wardrobes

BEDROOM (1): 18' 3" x 15' 0" (5.56m x 4.57m) Vaulted ceiling, recessed lighting, floor to ceiling picture windows with superb views over Strangford Lough to Mourne mountains, extensive range of built in wardrobes by Make Interiors with concealed TV facility.

ENSUITE SHOWER ROOM: 10' 0" x 7' 3" (3.05m x 2.21m) Beautifully finished with fully tiled walls, tiled floor, wc with concealed cistern, Pelipal curved Halifax oak floating vanity unit with twin wash hand basins, sensor lighting, mixer taps, recessed lighting, Ayo Flair walk-in fully tiled shower cubicle with Aqualisa drench and telephone hand showers, heated towel radiator, Pelipal floating matching medicine cabinet and storage.

BEDROOM (2): 15' 0" x 11' 9" (4.57m x 3.58m) including extensive range of built in wardrobes from Make Interiors

BEDROOM (3): 13' 6" x 12' 0" (4.11m x 3.66m) including extensive range built in robes, built in drawers and concealed dressing table by Make Interiors, superb views of Strangford Lough

BEDROOM (4): 13' 6" x 12' 0" (4.11m x 3.66m) Oak plank effect ceramic tiled floor, superb views of Strangford Lough.

BEDROOM (5): 8' 9" x 7' 9" (2.67m x 2.36m) Possible Study. Oak plank effect ceramic tiled floor

HALLWAY: Shelved Hot Press

BATHROOM: 9' 9" x 7' 9" (2.97m x 2.36m) Beautifully finished with white suite comprising oval bath, mixer taps, telephone hand shower, Pelipal curved Halifax oak floating vanity unit with sensor lighting, wash hand basin, low flush wc, tiled floor, fully tiled walls, heated towel radiator, fully tiled Oro Flair shower cubicle, Aqualisa telephone hand shower, recessed lighting.

ROOFSpace: Wooden folding ladder, floored, light, hot water cylinder, double glazed Velux window. Excellent storage



En suite shower room



Bedroom 3 with extensive range of wardrobes and beautiful Lough views



Family bathroom with bath and shower



Sheltered side patio with stunning Lough views



Garden room / Home office / Annexe



Outside cloakroom



Rear garden and pergola



Sheltered patio and pergola for evening sun, barbecues and relaxation

OUTSIDE

LARGE DETACHED GARAGE: 24' 9" x 21' 3" (7.54m x 6.48m)

Twin electric remote control roller doors, light, power, wooden ladder to roofspace storage, floored, light. Solar panels to exterior. Garage wired for emergency generator.

Extensive tarmac driveway, parking and turning space. Space for extra cars, caravan, boat or horse box.

Access by electric, remote control, rolling gate also app controlled with video intercom system.

Landscaped gardens to front and rear in edged lawns, planted flower beds. Granite 'sets' paths and porcelain tiled patios to enjoy sun at various times of the day also Douglas Fir pergola above sitting and barbecue area. External power point

Concealed uPVC oil tank to rear of the garage.

Outside cloakroom with wc and wash hand basin. Outside water taps and external power points.

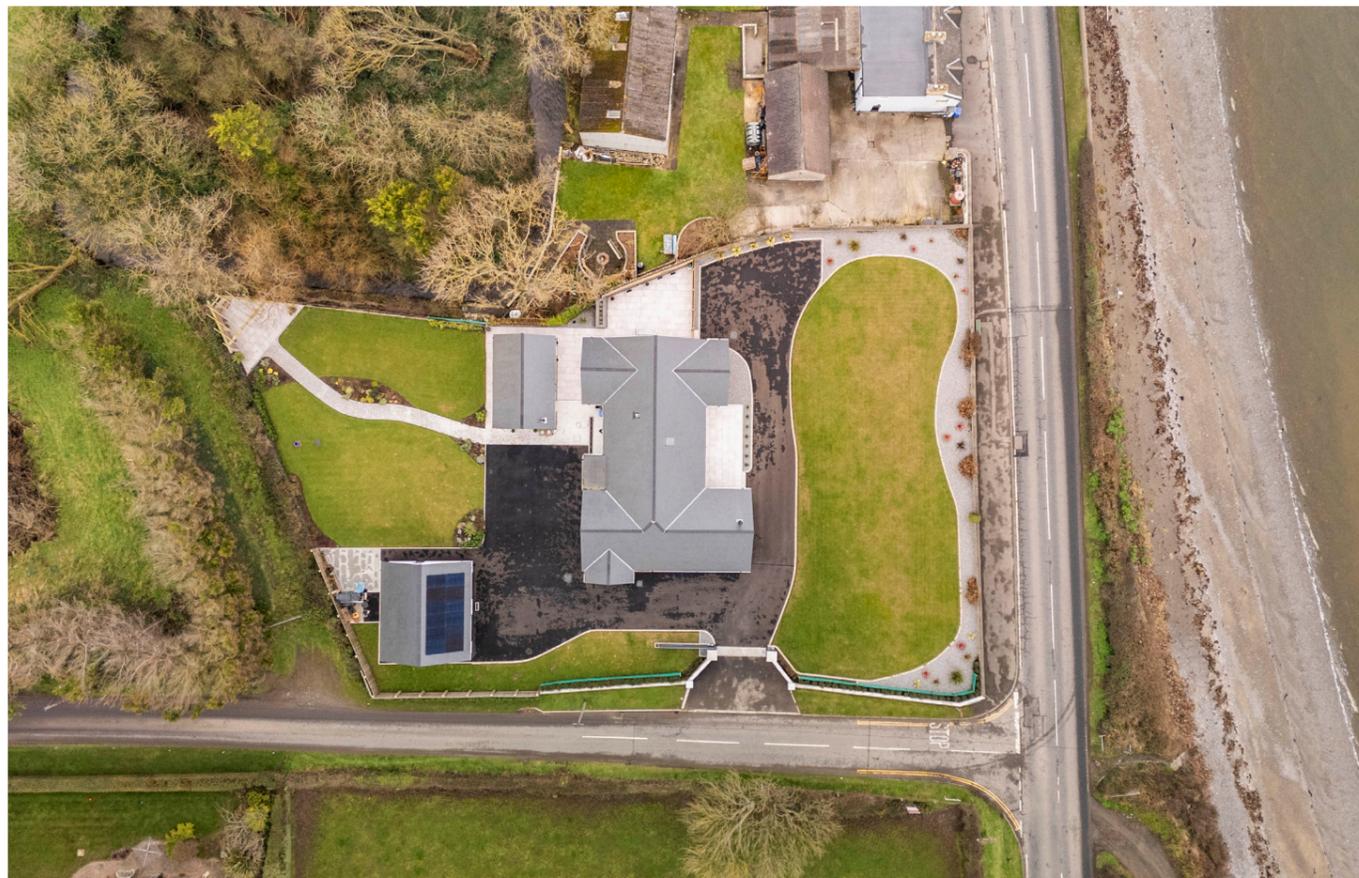
Decorative gate lighting and sensor LED floodlighting

Covered rear veranda with granite 'sets' as ramp and access to back door from parking area and garage.

GARDEN ROOM / OFFICE / ANNEXE: 24' 0" x 14' 3" (7.32m x 4.34m) Double glazed French doors, light, power, heating, double glazing, kitchen point with range of cupboards, 1.5 tub single drainer, stainless steel sink unit, mixer taps, laminate worktops, small combination microwave and space for fridge. (Cloakroom is immediately behind this room and could be incorporated if using as living space).



Corner site with fabulous Lough views



Landscaped site c.0.75 acre



Log burning stove



Utility / laundry room



Patio and pergola

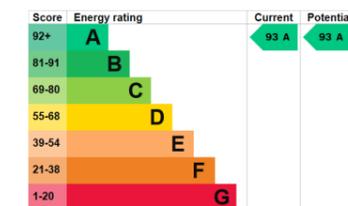
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			●
Is there an annual service charge?			●
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	NO
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.

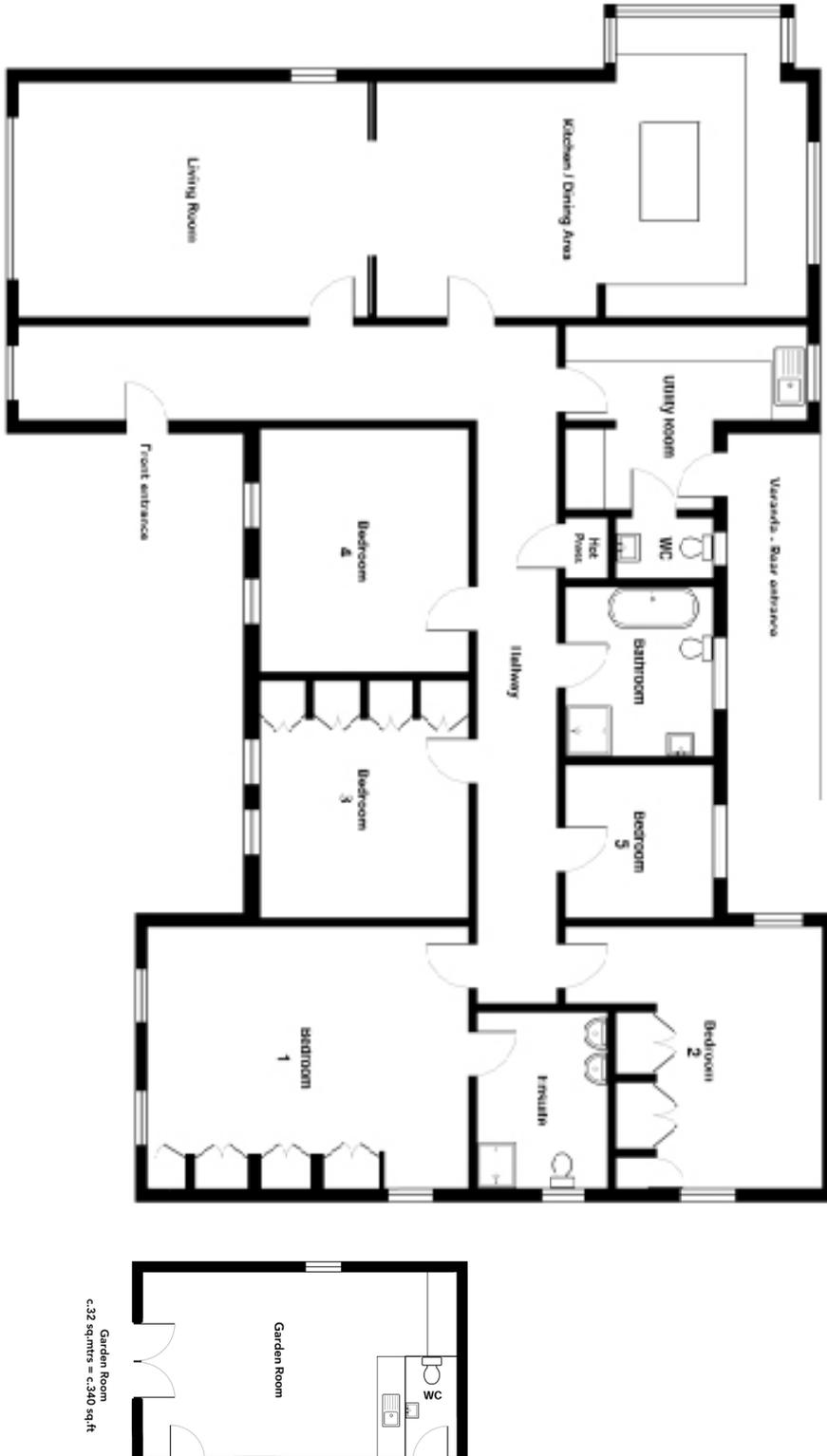
The assessment for the year 2025 /2026 is c.£2,432.00

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

Location

Approximately 3.6 miles from Castlebawn shopping centre along the Portaferry Road overlooking Strangford Lough

Floor plan



**RODGERS
&
BROWNE**

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