



Set in a beautiful position overlooking Strangford Lough, this detached home enjoys a peaceful setting with stunning views across the water. Despite its quiet, scenic surroundings, it remains within easy reach of Lisbane, Comber and Belfast, making it well placed for both day-to-day living and commuting.

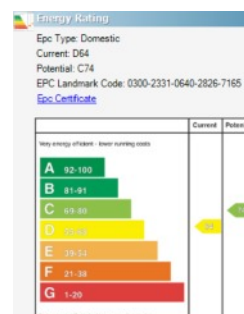
The accommodation is well laid out and centres around a bright open plan kitchen, living and dining space that works naturally as the heart of the home. Additional reception rooms offer flexibility for family life, whether for relaxing, working or entertaining. A separate utility room, downstairs WC, integrated garage and ample parking all add to the overall practicality.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with ensuite and walk-in wardrobe. Outside, the sun terrace is a standout feature, perfectly positioned to take in the views over the lough and providing an ideal space for outdoor dining or simply sitting and enjoying the setting.

Offers Over
£499,950

5 The Oyster Yard ,
Killinchy,
NEWTOWNARDS,
BT23 6HR

Viewing by
appointment
through agent
028 9042 4747





- Exceptional detached family home set in a truly stunning, scenic location
- Magnificent sun terrace overlooking Strangford Lough, perfect for outdoor dining and entertaining
- Four generously proportioned bedrooms, including a superb principal suite with ensuite and walk-in wardrobe
- Multiple reception rooms providing excellent flexibility for modern family living
- Impressive open plan kitchen, living and dining area
- Separate utility room and convenient downstairs WC
- Integrated garage with ample private parking
- Oil-fired central heating and uPVC double glazed windows
- Idyllic setting enjoying the best of Strangford Lough's amenities, yet within easy reach of Lisbane, Comber and Belfast

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Minstral gallery, wooden floor, underfloor heating.



DOWNSTAIRS W.C.: Tiled floor, vanity sink unit with mixer tap, low flush wc, spotlights, understairs storage cupboard.



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LOUNGE: 17' 8" x 13' 3" (5.38m x 4.04m) Laminate floor, oak fireplace with coal fire, uPVC French doors.



KITCHEN/FAMILY AREA: 26' 6" x 17' 9" (8.09m x 5.42m) Range of high and low level units, Rangemaster oven and gas hob, granite worktops, stainless steel sink unit, larder cupboard, tiled floor, spotlights, Bosch integrated dishwasher. Oak fireplace with coal fire.



SUN ROOM: 17' 0" x 12' 6" (5.19m x 3.8m) Laminate floor, (no underfloor heating).

UTILITY ROOM: 9' 9" x 4' 9" (2.97m x 1.46m) Plumbed for washing machine and tumble dryer, tiled floor, range of high and low level cupboards, stainless steel sink, laminate worktops, spotlights, uPVC door.



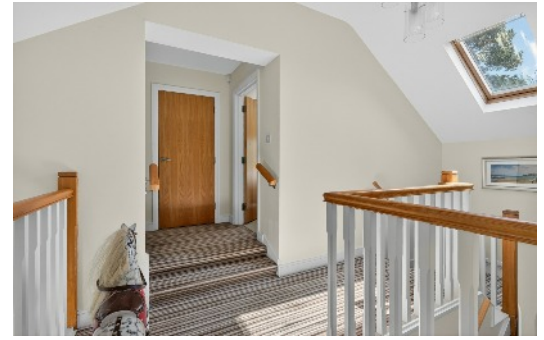
PRINCIPAL BEDROOM: 17' 9" x 10' 10" (5.41m x 3.3m) Dressing area, built-in wardrobes.

ENSUITE SHOWER ROOM: White suite comprising sink with mixer tap, low flush wc, power shower with shower screen, tiled cabinet, cubicle with white shower tray, chrome shower controls and shower head, tiled floor, part tiled walls, uPVC window, extractor fan.



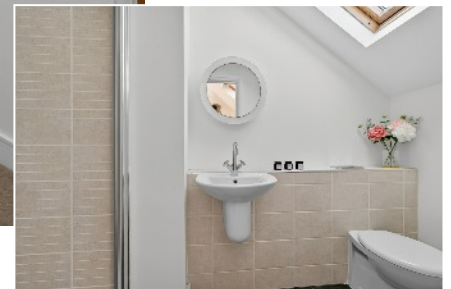
First Floor

LANDING: Minstral gallery, Velux window. Hotpress with water tank and shelving.



BEDROOM (2): 17' 5" x 13' 4" (5.3m x 4.06m) (at widest points). uPVC Velux window.

ENSUITE SHOWER ROOM: Tiled floor, part tiled walls, low flush wc, pedestal wash hand basin with chrome mixer tap, shower cubicle with tiled walls, chrome power shower, bi-fold doors, extractor fan, Velux window.



BEDROOM (3): 17' 8" x 9' 1" (5.38m x 2.76m) uPVC window, carpeted floor.

BEDROOM (4): 13' 5" x 9' 4" (4.08m x 2.85m) uPVC window.



BATHROOM: Tiled floor, part tiled walls, radiator, bath with chrome taps, low flush wc, sink with chrome taps, chrome heated towel rail, radiator, corner shower with tiled walls, chrome shower head and controls, extractor fan, spotlights.



Outside

Brick pavior driveway.

GARAGE: Up and over door, power and electric meter.

Rear garden in lawn, decking with balustrade, paved areas, pergola, bin store, outside tap.

Access directly to the lough which is great for Water sports.



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Location:

Travelling from Comber through Lisbane, turn left onto Ardmillan Road. Continue along this road into Ardmillan village, where The Oyster Yard development is located on the left-hand side.

Number 5 is situated towards the end of the development on the right-hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

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Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
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