



A93 ENERGY PERFORMANCE RATING

'Ard Nua',
108 Killinchy Road,
Comber,
NEWTOWNARDS,
BT23 5NE

Offers Around
£1,300,000

Viewing by
appointment with
& through agent
028 90 424747



'Ard Nua' represents an unrivalled opportunity to acquire a stunning contemporary detached residence of c 5,000 sq.ft nestled amongst some of Co Downs most idyllic scenery, situated on the periphery of Comber. Exuding a contemporary theme, the property has been meticulously designed and is finished to exacting standards with the emphasis on its passive energy specification and unrivalled finishes throughout.

Arranged over 3 floors, the notably spacious and bright interior is complimented by an adaptable layout that captures the splendid countryside views leading to Strangford Lough and Scrabo Tower from most, if not all of the rooms. A lift provides access to all three floors and adds a degree of 'future-proofing'. No expense has been spared in this luxurious yet remarkably comfortable home's creation – from the bespoke finishes to the technological features. The house was built with a high standard of insulation and air-tightness, together with heating being generated by an air-source heat pump supplemented by photovoltaic solar panels. There is also a mechanical heat recovery ventilation system.

This has resulted in an 'A' energy rating – particularly relevant with recent increases in energy costs. Accessed via electric gates, leading to a sweeping tarmac driveway, the property is enveloped by gardens in lawn with feature outdoor lighting and seating area. In addition, a paddock to the side of the house can be accessed via a separate driveway to the rear. This space would be ideal for anyone with an equestrian interest, other sporting activities or simply a keen gardener.

An enviable location nearby Strangford Lough, an area renowned for its outstanding natural beauty yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute. Belfast city airport is close to hand along with excellent public transport links to Belfast grammar secondary schools.

Located less than 2 miles from Comber which offers a variety of amenities including several restaurants and cafes, schools, health centre, churches plus leisure centre. We are confident this unique contemporary home will appeal to the most discerning purchaser.



- Stunning, unique contemporary residence of c. 5,000 sq ft
 - Meticulously designed, bright & spacious home arranged over 3 floors
- Adaptable layout that captures the splendid countryside vista from principle rooms
 - Foot bridge over landscaped pond leading to:
 - Entrance hall leading to Reception Hall
- Bespoke high gloss STÖRMER kitchen with Quartz worktops and Neff appliances also Quooker tap for instant boiling water, filtered water and sparkling water
 - Three reception rooms
 - Four double bedrooms – three with ensuite
 - Utility and shelved linen room
 - Bathroom & shower room
 - Study area
 - Lower level could be utilised as a separate apartment or ‘granexe’
 - Lift provide access to all 3 floors
 - Integral double garage with electric remote control up and over door
 - Large metal shed with electric up and over door
- Electric remote-controlled entrance gates leading to sweeping tarmac driveway with feature lighting
 - Site extends to 2.5 acres including paddock to side (accessed via. separate driveway)
 - Luxurious yet remarkably comfortable home showcasing a range of technological features:
- Exceptionally efficient and unusually high A93 energy performance rating for minimal running costs
 - Air source heat pump to underfloor heating with solar panel assistance
 - Central vacuum system with retractable hose
 - High performance double glazing and triple glazing
 - Mechanical ventilation and heat recovery system
 - Fibrus broadband now installed - ideal for home working - 300mps download
 - Cat 6 cabling
 - Built 2019 now with balance of 10 yr. Global Home Warranty

The Property Comprises:

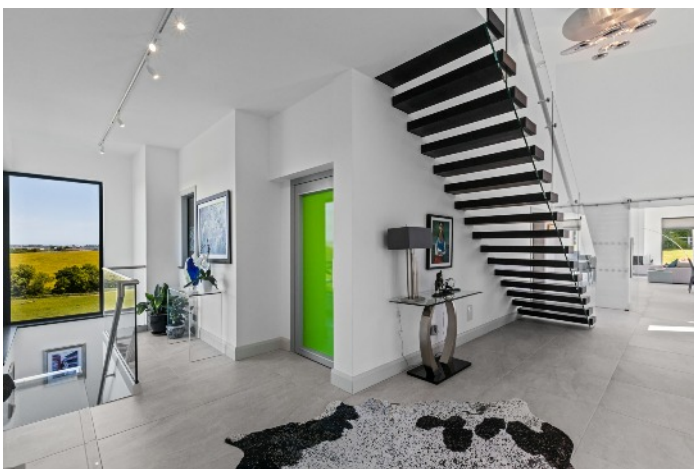
Ground Floor

Foot bridge with stainless steel handrail and fittings over decorative pond to:

Multi point locking front door.

ENTRANCE PORCH: Pale grey large format ceramic tiled floor. Glass inner door with vertical stainless steel handle to:

RECEPTION HALL: Vaulted ceiling, recessed lighting, minstrel gallery, pale grey large format ceramic tiled floor, feature staircase.



CLOAKS CUPBOARD: Hanging space, shelving, access to:

Switchgear and underfloor heating manifolds.

LIVING/DINING/KITCHEN: 32' 6" x 30' 0" (9.91m x 9.14m) Vaulted ceiling, recessed lighting (zoned) contemporary gas fire, storage unit, large roof light with concealed accent lighting, pale grey large format ceramic tiled floor, floor to ceiling windows with superb views across countryside to Strangford Lough and Scrabo Tower. Dining area with sliding doors to sun terrace.

Glass sliding 'barn' door to:

KITCHEN: Extensive range of STÖRMER high gloss white and pale grey high and low level cupboards with coloured glass back drop, concealed accent lighting, Quartz worktops and centre island with inset sink, Quooker hot, cold and sparkling water tap, breakfast point, Neff 'fresh safe' fridge, Neff combination oven and warming drawer, Neff CircoTherm oven, Neff dishwasher, Bora induction four ring glass ceramic hob, with filtered, recirculation system.



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UTILITY ROOM: 13' 3" x 5' 6" (4.04m x 1.68m) Extensive range of cupboards, laminate worktops, inset composite sink with mixer tap, recessed lighting, plumbed for washing machine and 'stack' space for tumble dryer, ceramic tiled floor.

PRINCIPAL BEDROOM: 16' 0" x 12' 3" (4.88m x 3.73m) Bleached pale grey oak laminate flooring. Extensive range of built-in wardrobes and walk-in dressing room with sliding doors by Focus. Fabulous views over countryside to Scrabo Tower and Strangford Lough.

ENSUITE SHOWER ROOM: 15' 9" x 6' 3" (4.8m x 1.91m) Japanese washlet toilet, Dansani vanity unit, twin wash hand basins, twin lit dressing mirrors, pale grey large format ceramic tiled floor, tiled walls, large shower cubicle, telephone hand shower, drencher showers, sensor lighting.



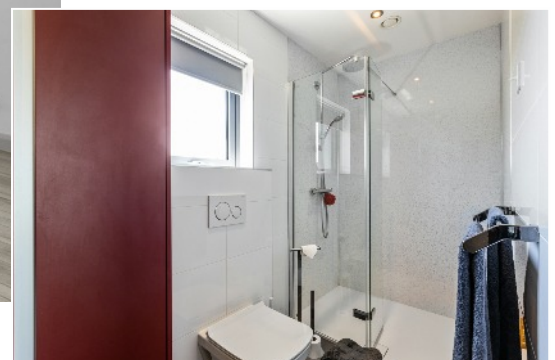
BEDROOM (2): 16' 6" x 10' 10" (5.03m x 3.3m) Bleached pale grey oak laminate flooring. Extensive range of built-in wardrobes with sliding doors. Fabulous views over countryside to Scrabo Tower and Strangford Lough.

ENSUITE BY SOAKS: 10' 9" x 4' 3" (3.28m x 1.3m) Floating wc with concealed cistern, vanity unit square wash hand basin with mixer tap, 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' 6" x 11' 3" (4.72m x 3.43m) Corner window. Bleached pale grey oak laminate flooring. Extensive range of built-in wardrobes with sliding doors. Vaulted ceiling. Fabulous views over countryside to Scrabo Tower and Strangford Lough.

ENSUITE SHOWER ROOM: 11' 3" x 4' 6" (3.43m x 1.37m) 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.



WALK-IN SHELVED LINEN ROOM: 7' 6" x 5' 0" (2.29m x 1.52m)

BATHROOM: Free standing 'Egg' bath, free standing taps, floating wc with concealed cistern, feature floating vanity unit, concealed lighting, integral sink, dressing mirror, sensor lighting, pale grey ceramic tiled flooring.



Olympic lift to all floors.

Feature staircase to first floor with 'floating' black oak treads, glass balustrades, stainless steel handrail to first floor (stained glass window not included and will be replaced).

STUDY AREA; 18' 8" x 8' 3" (5.69m x 2.51m) Corner window. Bleached pale grey oak laminate flooring.

VIEWING LOUNGE: 19' 9" x 15' 6" (6.02m x 4.72m) Gazco contemporary gas log effect stove, bleached pale grey oak laminate flooring, vaulted ceiling, floor to ceiling window and sliding door to balcony all with superb countryside and Lough views.

BALCONY: Granite flags, glazed balustrades Panoramic views over rolling countryside to Scrabo Tower and Strangford Lough.



Lower Level

POTENTIAL AS APARTMENT/ANNEXE:

SITTING ROOM OR CINEMA ROOM: 20' 0" x 18' 9" (6.1m x 5.72m) WC, floating vanity unit, wash hand basin and touch sensitive mirror.

Inner hall, lift access, pale grey large format tiled floor,

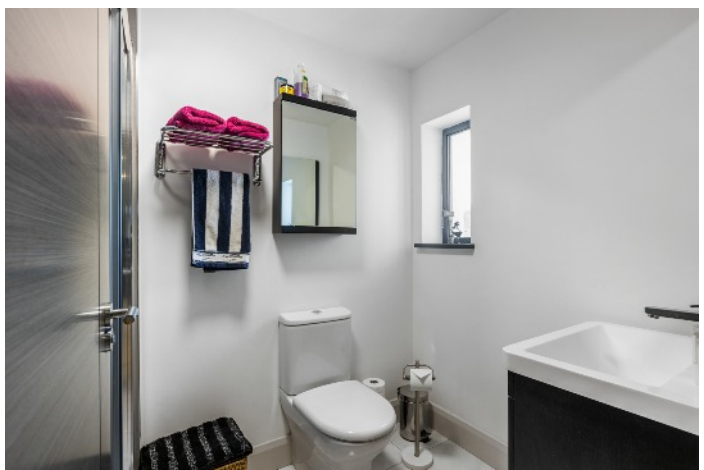
BEDROOM (4): 13' 6" x 11' 6" (4.11m x 3.51m) Bleached pale grey oak laminate flooring.

Fabulous views over countryside to Scrabo Tower to Strangford Lough.

SHOWER ROOM: 8' 0" x 5' 0" (2.44m x 1.52m) Low flush wc, floating vanity unit, wash hand basin, mixer taps, tiled floor, corner shower cubilce with thermostatic shower and telephone hand shower fitting.

LARGE WALK-IN STORE:

PLANT ROOM AND STORAGE: Access to hot water tanks, vacuum hoppers, shelved storage, vent axia air heat recovery system.



Outside

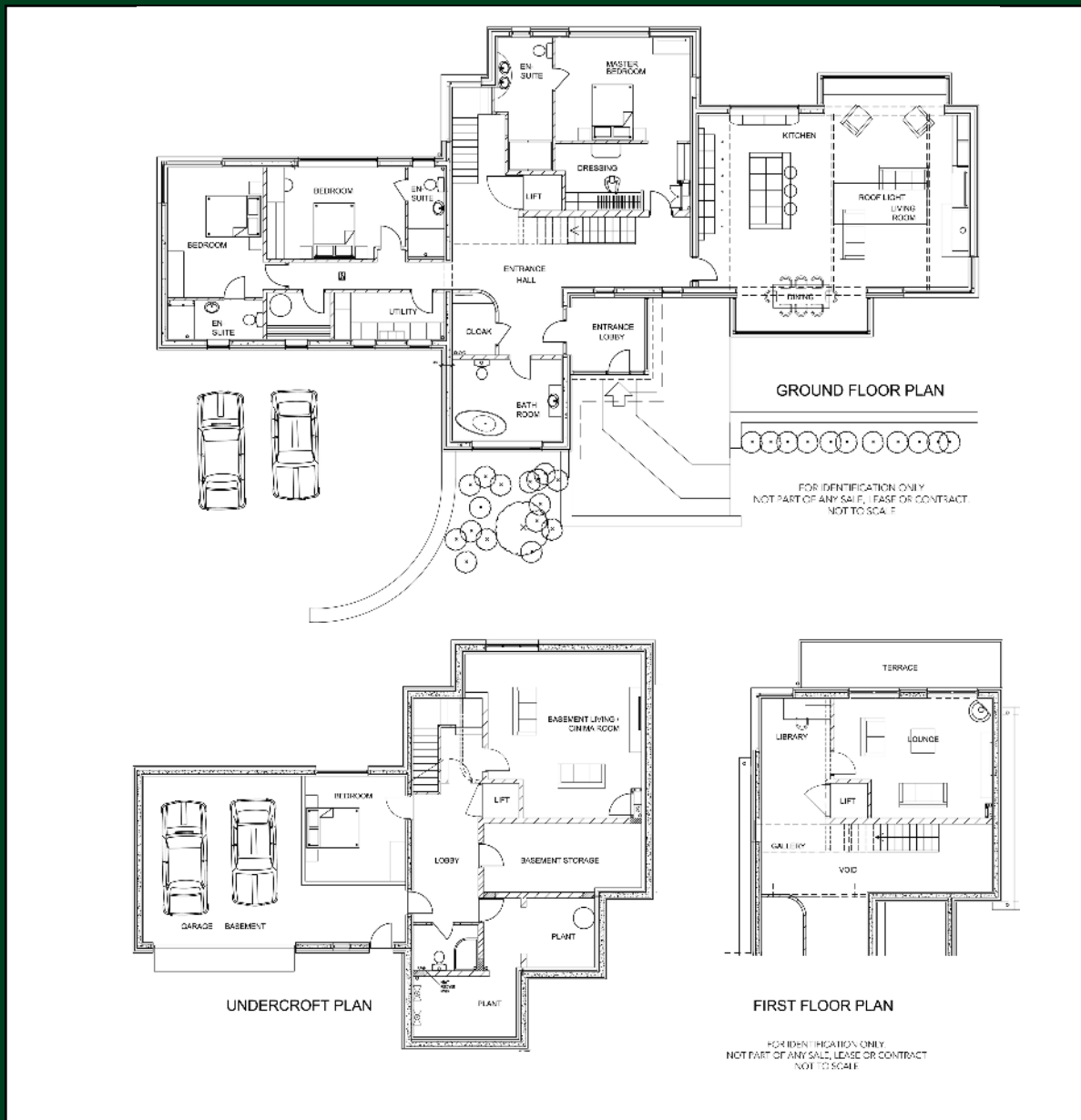
Remote control electric entrance gates, Sweeping tarmac driveway and parking for several cars, driveway lighting.

INTEGRAL DOUBLE GARAGE: 20' 9" x 20' 6" (6.32m x 6.25m) Insulated electric remote control up and over door, light and power. Plus additional storage space 12' 3" x 6' 0" (3.73m x 1.83m)

External personnel door.

METAL SHED: 22' 10" x 16' 6" (6.96m x 5.03m) Electric up and over door. Light and power. Enveloped by gardens in lawn with flower beds, shrubs and borders. Paddock ideal with additional laneway as access to the rear. Landscaped seating area accessed via dining area - Granite flagged sun terrace with dwarf wall creating sheltered spaces and privacy. Concealed lighting. Pergolas. Light and power.





Directions:

From Comber Square, continue along Killinchy Street onto the Killinchy Road roundabout. Proceed to take the second exit onto Killinchy Road. Continue along the road for approx 1.5 miles; 108 is located on the left hand side.

The Location:

Less than 2km from Comber 'Square' along with various shops, restaurants and cafes

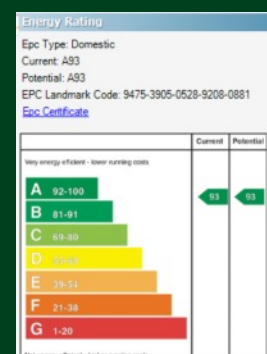
Idyllic rural location with access to social and sporting attractions of this area

Within proximity to principal routes to Belfast, Dundonald, Downpatrick

Bus stop positioned at the end of the lane - ideal for commuters and also for students travelling to Belfast schools.

George Best City Airport is located within approx. 10 miles from the property

A truly unique contemporary home located within an area of outstanding natural beauty.



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