

3 Drumliska Gardens, Cloughoge, Co. Down, BT35 8QE



Offers Over £145,000

New to the Market! Charming Three Bedroom Semi Detached Bungalow

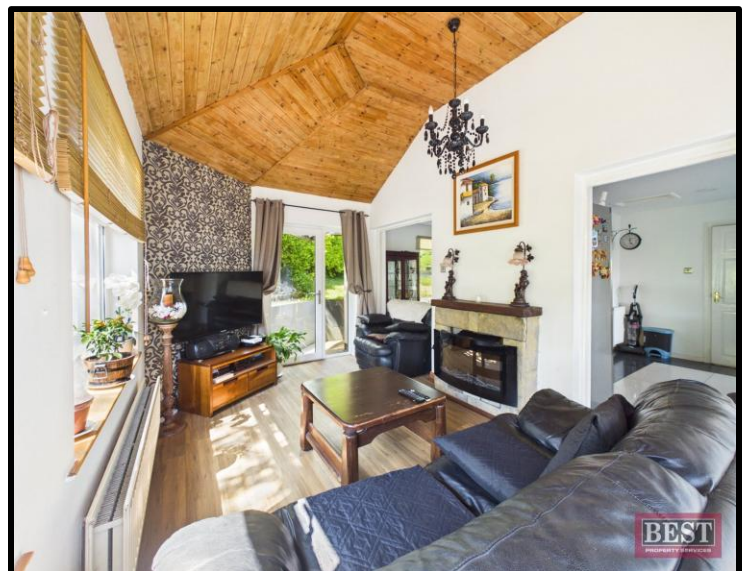
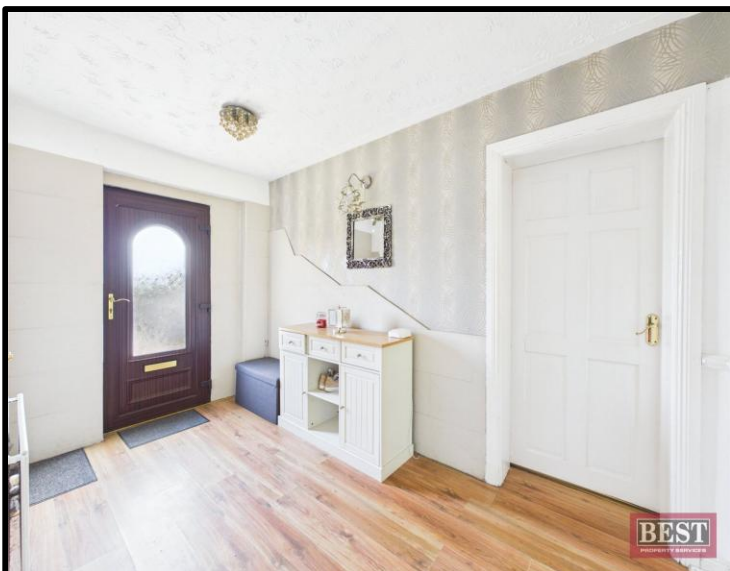
This well presented three bedroom semi detached bungalow offers comfortable, versatile living accommodation in a desirable setting. The property comprises a welcoming entrance hall, a bright and spacious sunroom, an open plan kitchen and dining area ideal for modern family living, three well proportioned bedrooms, and a contemporary shower room.

Further benefits include oil fired central heating and double glazing throughout, ensuring warmth and energy efficiency year round.

Externally, the property enjoys attractive front and rear gardens laid in lawn and enhanced by a variety of mature plants and shrubs, creating a pleasant outdoor environment. A patio area to the side provides the perfect space for relaxing or entertaining, while a useful storage shed is located to the rear.

Offering excellent single storey living accommodation with well maintained outdoor space, this appealing home is sure to attract a wide range of purchasers and early viewing is highly recommended.

- NEW TO THE MARKET THIS THREE BEDROOM SEMI DETACHED BUNGALOW
- Accommodation comprises: Entrance Hall, Sunroom, Open Plan Kitchen/Dining Area, Three Bedrooms, Shower Room.
- Oil Fired Central Heating. Double Glazing.
- Gardens laid in lawn to the front and rear with a variety of mature plants and shrubs.
- Patio area to the side. Storage shed to rear.





Floorplan



Approximate total area⁽¹⁾
1057 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

Tuesday

Friday

Saturday

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

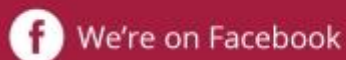
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com