

## 88 Main Road Cloughy, Newtownards, BT22 1HZ

"Charming semi detached bungalow in idyllic coastal location with outstanding sea views and beach access.."

This semi detached bungalow has been in family ownership for many years and you can just feel the memories of summers past coupled with the potential for a whole new future with new owners. Set on approximately 1/3 acre the potential to extend in just about any direction is clear (subject to relevant consents) but, just as it is, it is a lovely place to spend time and relax from the pressures of life.

It currently offers 2 bedrooms, both with sea views and feature fireplaces, a lounge, with additional feature fireplace and more of those amazing views, a dining room, with clever "picture windows" offering sea glimpses (potential to remove this wall to open the accommodation up if preferred), a family bathroom and a galley kitchen/utility/cloakroom to the rear. It benefits from partial uPVC double glazing and partial "sash style" single glazing, and oil fired central heating. Externally the gardens are just amazing with extensive lawns, mature plants and parking area plus those sea views just across the road, with pedestrian access directly in front of the property.

Internal viewing is essential so contact us today to secure an early appointment and avoid disappointment.

**Offers Around £189,950**

# 88 Main Road

Cloughey, Newtownards, BT22 1HZ



- Charming semi detached bungalow on approx. 0.3 acres
- Beautiful setting with exceptional sea views
- 2 bedrooms (both with sea views)
- Lounge with feature fireplace and sea views
- Dining room with viewing windows to front
- Galley kitchen plus separate utility room & WC
- Family bathroom
- Partial uPVC double glazing - Oil fired central heating
- Excellent holiday home or permanent home
- Some modernising or upgrading to be expected & priced accordingly

## Entrance

## Porch

4'2x4'2 (1.27mx1.27m)

## Hallway

## Lounge

13'4x12'6 (4.06mx3.81m)

## Dining room

12'7x9'11 (3.84mx3.02m)

## Galley kitchen

11x8x6 (3.35mx2.44mx1.83m)

## Rear hallway

6x3 (1.83mx0.91m)

## Utility room

6'5x6 (1.96mx1.83m)

## WC

5'9x3'4 (1.75mx1.02m)

## Bedroom 1

13'1x11 (3.99mx3.35m)

## Bedroom 2

10'11x10 (3.33mx3.05m)

## Bathroom

8'4x7'5 (2.54mx2.26m)

## Garage/Workshop

19x9'9 (5.79mx2.97m)

## Outside

## Tenure

## Property misdescriptions

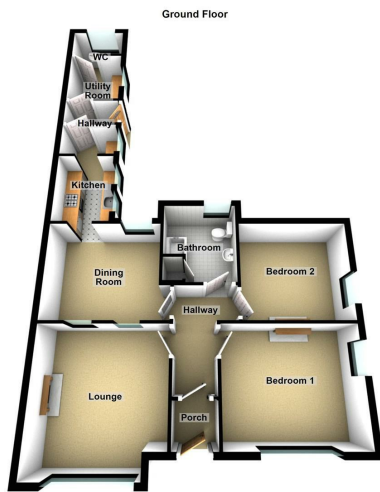


## Directions

Located on the Main Road through Cloughey.



## Floor Plan



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
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