

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**32 TOWERVIEW LANE,
CLOUGHEY,**

OFFERS AROUND £239,950

Located in the charming village of Cloughey, Towerview Lane presents a delightful opportunity to acquire a well-maintained detached family home. This property is ideally situated close to local amenities, schools, and the stunning seafront, which boasts beautiful sandy beaches perfect for leisurely strolls and family outings.

Upon entering, you will find a spacious and inviting open plan kitchen and dining room, equipped with a good range of units and ample space for dining, making it an ideal setting for family gatherings and entertaining guests. The well-proportioned living room offers a comfortable retreat, perfect for relaxation after a long day.

The home features three generously sized double bedrooms, with the primary bedroom benefiting from an ensuite bathroom and a dressing room, providing a touch of luxury and convenience. Additionally, there is a ground floor guest WC and a family bathroom on the first floor, ensuring that all your needs are met.

The property is set within beautifully landscaped gardens to both the front and rear, offering a serene outdoor space for children to play or for hosting summer barbecues. Furthermore, there is parking available for two cars, adding to the practicality of this lovely home.

Cloughey is a popular seaside village, known for its friendly community and picturesque surroundings. This property is not just a house; it is a wonderful family home that offers comfort, space, and a fantastic location. Do not miss the chance to make this delightful residence your own.



Key Features

- Within Walking Distance To Local Amenities And Seafront
- Three Double Bedrooms, Primary With Ensuite And Dressing Room
- Ground Floor Guest WC And First Floor Family Bathroom
- Landscaped Gardens To Front And Rear And Parking For Two Vehicles
- Finished To A High Standard And Well Maintained Throughout
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Open Plan Kitchen/Dining Room With A Good Range Of Units
- Early Viewing Is Highly Recommended For This Lovely Home



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring, storage under stairs.

Guest WC

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, tiled flooring, extractor fan.

Living Room

20'6" x 11'8"

Wood laminate flooring, feature electric fireplace.

Kitchen/Dining Room

18'11" x 13'1"

Modern range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and built in drainer, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated oven and four ring electric hob, stainless steel extractor fan and hood, tiled flooring, recessed spotlighting, space for dining, double doors to enclosed rear garden.

First Floor

Landing

Hot press with storage, access to roof space via ladder.

Bedroom 1

15'3" x 11'4"

Double room with walk in wardrobe (2.87 x 2.19) and ensuite shower room.

Ensuite Shower room

White suite comprising walk in shower enclosure with overhead shower and glazed doors, wall mounted wash hand basin with mixer tap and tiled splashback, low flush wc, heated towel rail, tiled flooring, extractor fan, recessed spotlighting.

Bedroom 2

11'11" x 10'5"

Double room.

Bedroom 3

11'10" x 8'1"

Double room.

Bathroom

White suite comprising panelled bath with mixer tap, low flush wc, wall mounted wash hand basin with tiled splashback, corner shower enclosure with overhead shower and glazed doors, tiled flooring, part panelled walls, recessed spotlighting, extractor fan.

Outside

Front: area in lawn, tarmac driveway with space for two vehicles.

Rear: fully enclosed, area in lawn, paved entertaining area, storage space, outside tap, outside light, oil storage tank, oil fired boiler, side gate for bin access, rural views.



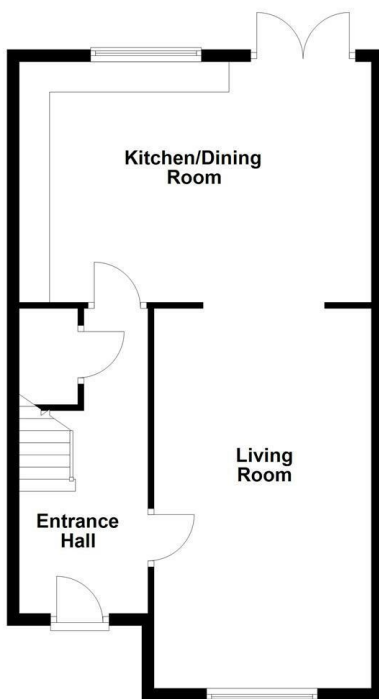




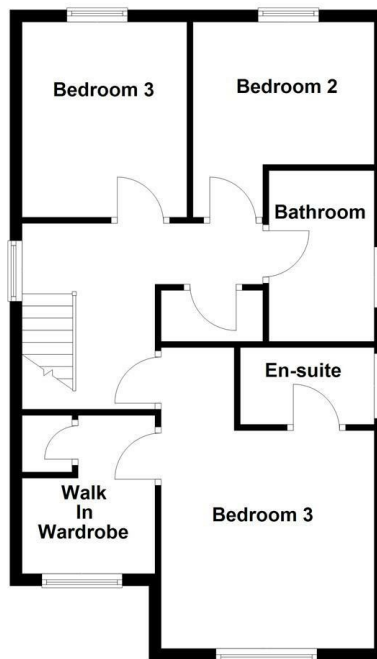




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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