



77 Portaferry Road Cloughy, Newtownards, BT22 1HP

A once in a lifetime opportunity to purchase a spacious detached bungalow on a site of approx. 0.8 acres with beautifully landscaped gardens, a detached workshop and separate garage. The property extends to approx. 2,200 sq.ft. and was built with restricted mobility in mind. It currently offers 3 bedrooms, including a huge master suite with walk thru dressing room and en-suite. Reception space comprises a large lounge to the front, with feature fireplace, an equally large sun room to the rear, with multi fuel stove, and a versatile room between which would be ideal as a dining room. The kitchen is to a modern taste with gloss doors and wood block effect worktops and also benefits from an adjoining utility room. A family bathroom with "whirlpool" bath, and double shower enclosure completes the internal specification.

Externally the journey continues with a large workshop plus additional double garage, perfect for the self employed trades person perhaps, and those amazing grounds which have been beautifully tended and enhanced with pond, summer house, barbecue hut and many other beautiful features all complimented by the sweeping driveway, paved patio and concrete parking area. Additionally the property benefits from uPVC double glazing & fascia, oil fired heating, solar energy system and oak internal doors. Internal viewing is essential to fully appreciate this unique home.

Offers Around £395,000

77 Portaferry Road

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- Spacious detached bungalow of approx. 2,200 sq.ft.
- Currently 3 bedroom - master with walk thru dressing room & en-suite
- Family bathroom
- Summer house - Barbecue hut - Pond
- Landscaped gardens of approx. 0.8 acres.
- Lounge with feature fireplace
- uPVC double glazing & fascia
- Double garage plus large workshop to rear.
- Luxury kitchen - Utility room - Dining room - Large sun room
- Oil fired central heating plus solar energy system

Entrance

Porch

8'4x7'9 (2.54mx2.36m)

Hallway

Lounge

18'5x18 (5.61mx5.49m)

Dining room

16'10x9'11 (5.13mx3.02m)

Sun room

17'11x17'3 (5.46mx5.26m)

Kitchen

12'8x14'10 (3.86mx4.52m)

Utility room

11x5'10 (3.35mx1.78m)

Bathroom

13'3x10'11 (4.04mx3.33m)

Bedroom 1

15'11x14'9 (4.85mx4.50m)

Dressing room

12'5x10'2 (3.78mx3.10m)

En-suite shower room

12'5x5'4 (3.78mx1.63m)

Bedroom 2

12'10x11 (3.91mx3.35m)

Bedroom 3

10'1x10'1 (3.07mx3.07m)

Workshop

39'2x26'5 (11.94mx8.05m)

Detached garage

16'11x16'11 (5.16mx5.16m)

Summer house

Outside

Directions

Tenure

Property misdescriptions

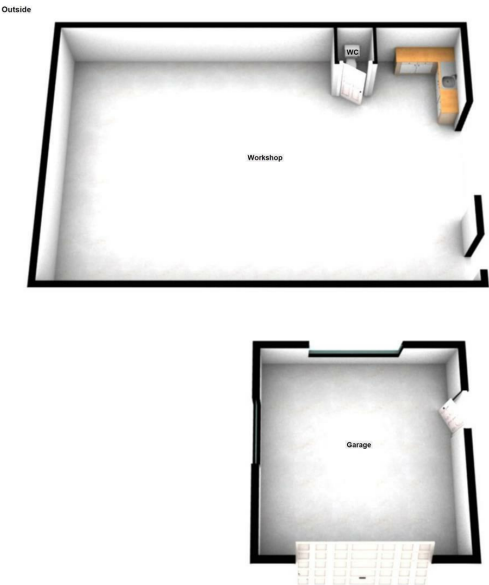
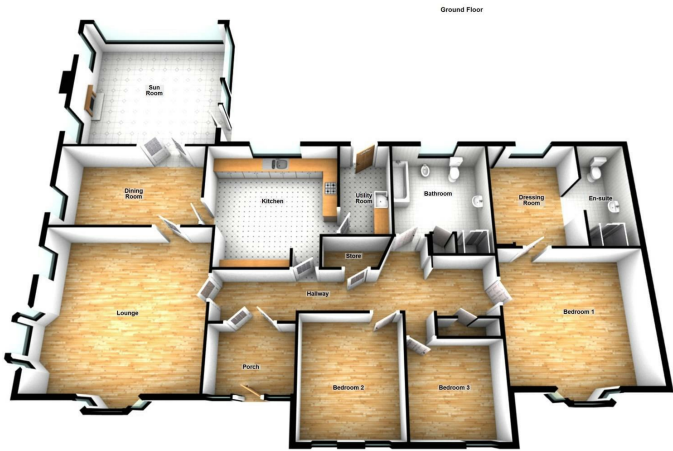


Directions

Travelling through Cloughey towards Portaferry and past Watsons stores, number 77 is located on the right just before Loughdoo Road.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	