



18 Long Island Drive Kircubbin, Newtownards, BT22 2WE

"Calling family buyers - A spacious 4 bedroom house for under £200,000!"

This semi detached home has been beautifully presented by its present owners and extends to approximately 1,250 sq.ft. (approx. 25% bigger than the average semi detached). It offers 4 really well proportioned bedrooms and a fully tiled family bathroom, with both bath & separate shower, and a useful ground floor WC.

To the rear of the property is a spacious kitchen/living/diner, with modern fitted kitchen and real wood flooring plus patio doors to the rear garden, and a cosy lounge to the front.

Externally there is a garden in lawn to the front with tarmac driveway and an enclosed garden to the rear with paved patio and artificial grass. It benefits from uPVC double glazing & oil fired central heating.

A great home at a great price - early, internal viewing is essential to avoid missing out on this lovely home.

Offers Around £195,000

18 Long Island Drive

Kircubbin, Newtownards, BT22 2WE



- Spacious semi detached home
- Spacious kitchen/living/dining room
- uPVC double glazing - Oil fired central heating
- Please see our website for full details
- 4 bedrooms
- Family bathroom with bath & separate shower
- Garden to front in lawn with tarmac driveway
- Lounge with real wood flooring
- Ground floor WC
- Landscaped garden to rear with paved patio & artificial grass

Entrance

Entrance hall

15'10x8'6 (4.83mx2.59m)

Lounge

15x12'7 (4.57mx3.84m)

Kitchen/diner

23'9x12 (7.24mx3.66m)

WC

4'10x4'2 (1.47mx1.27m)

Landing

Bathroom

8'5x7'6 (2.57mx2.29m)

Bedroom 1

12'7x12'9 (3.84mx3.89m)

Bedroom 2

15'11x10'4 (4.85mx3.15m)

Bedroom 3

12x8'1 (3.66mx2.46m)

Bedroom 4

8'9x7'6 (2.67mx2.29m)

Outside

Tenure

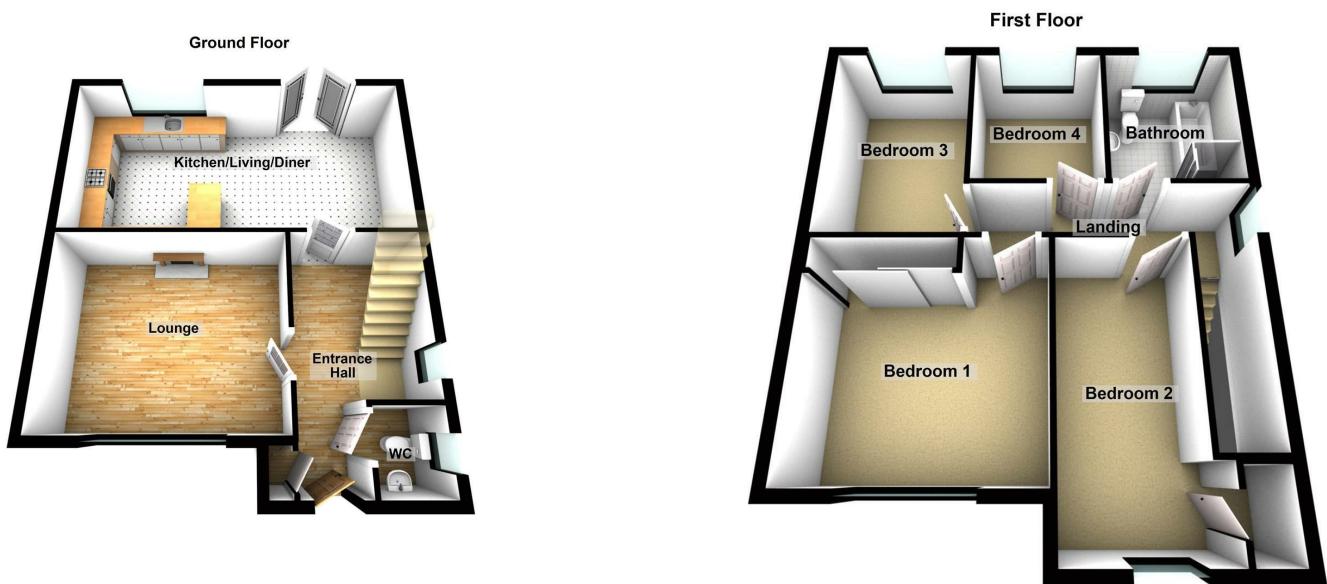
Property misdescriptions



Directions



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		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(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	EU Directive 2002/91/EC

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