



6B Cunningburn Road , Newtownards, BT22 2AN

6B Cunningburn Road, Newtownards BT22 2AN. We are acting in the sale of the above property and have received an offer of £ 280,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

The Old "Cunningburn Corn Mill" dates back to 1776 when it was built by Alexander Stewart, the owner of Mount Stewart Estate. Around the Millennium the complex underwent extensive renovation and conversion into a range of dwellings of which number 6B is one. We are advised that it is Grade 2 listed. A mid terraced bungalow the property is deceptively spacious and retains many of its original features, with some sensitive modern equivalents, to retain the original feel and style but with modern touches. It offers an open plan "Farmhouse style" kitchen and sitting/dining room, a lounge, with feature fireplace, a bathroom and a ground floor master bedroom with ensuite shower room. Also on this floor is an additional room with a variety of uses depending on your needs - an occasional bedroom, a snug, a study or home office - which leads through to the garden room at the rear. On the first floor there is a generous gallery landing with two additional bedrooms and a WC. The property benefits from Oil fired central heating but windows and doors are wooden frame single glazed.

Externally there is an enclosed yard to the rear, leading to a utility/workshop, and access via a car port to the main road at the front. There are gravel beds and mature shrubs to the front.

Offers Around £285,000

6B Cunningburn Road , Newtownards, BT22 2AN



- Grade B listed Mid Terrace Bungalow
- Lounge with French doors to rear garden & feature fireplace
- Sitting room (4th bedroom) leading to garden room
- Please see our website and "Buyers notes" for full details
- Exposed wooden beams, wooden doors, exposed brick & stone throughout
- 'Farmhouse style' Kitchen with Range cooker and central Island
- Single glazed windows - Oil Fired central heating - Private sewage treatment
- Up to 4 bedrooms if required - master en-suite
- Spacious first floor gallery landing
- Enclosed yard to the rear, leading to a utility/workshop and access via a car port

Entrance

Entrance Hall

16'10 x 19'4 (5.13m x 5.89m)

Sitting Room

13'4 x 12 (4.06m x 3.66m)

Kitchen

13'6 x 13'4 (4.11m x 4.06m)

Lounge

17'3 x 13'9 (5.26m x 4.19m)

Bathroom

8'8 x 5'10 (2.64m x 1.78m)

Sitting room/Bedroom 4

14'1 x 8'10 (4.29m x 2.69m)

Garden Room

14'3 x 11'8 (4.34m x 3.56m)

Bedroom 1

13'9 x 11'6 (4.19m x 3.51m)

En-Suite Shower room

11'6 x 3'8 (3.51m x 1.12m)

Landing

31'2 x 6'11 (9.50m x 2.11m)

Bedroom 2

11'7 x 11'5 (3.53m x 3.48m)

Bedroom 3

16'4 x 10'1 (4.98m x 3.07m)

Carport

27 x 10'1 (8.23m x 3.07m)

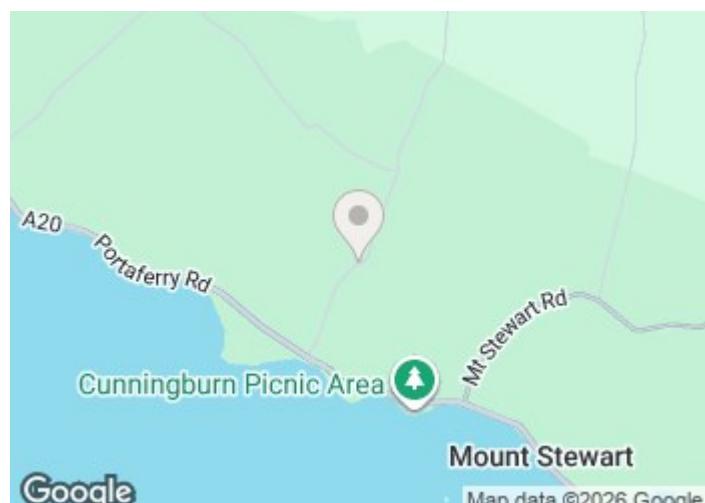
Outside

Directions

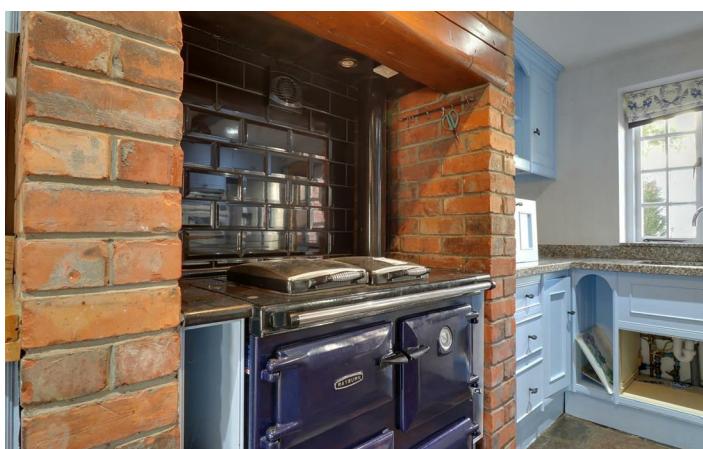
Buyer notes

Tenure

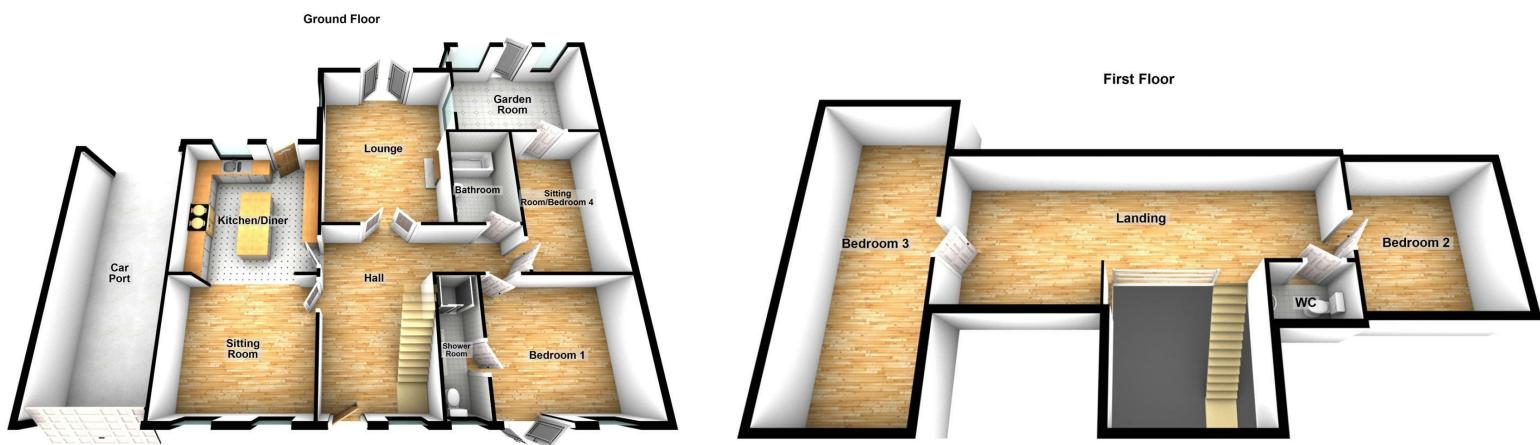
Property Misdescriptions



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