



## 11 Castle Meadow Road Cloughy, Newtownards, BT22 1GA

Located in the Castle Meadows development in beautiful Cloughy by the sea and adjacent to Kirkistown Castle, this is one of the most exceptional semi detached homes that I have ever seen! The property is presented to an amazing standard throughout. It provides highly versatile accommodation with 3 first floor bedrooms, master with walk in dressing room, and a luxury shower room, whilst the ground floor centres around an open plan kitchen/dining/sun room plus additional lounge, with feature fireplace, luxury bathroom and two additional bedrooms or bedroom + dining room depending on your preference and needs.

The kitchens and bathrooms are all to an exceptional modern standard making this a simply stunning home in which to spend time. Added luxuries include an oak staircase with spindle banister leading to the gallery landing, oak and oak/glazed internal doors and beautiful flooring throughout.

Externally the garden has been landscaped to included a tramac driveway, paved patio, raised barbecue area and lawns to front & rear. It benefits from uPVC double glazing & oil fired central heating.

The beach is a short walk away and all the beauty of the Ards Peninsula and the amenities of Cloughy, Kircubbin and Newtownards are within easy reach by car or public transport.

**Offers Around £239,950**

# 11 Castle Meadow Road

Cloughey, Newtownards, BT22 1GA



- Beautifully presented modern & spacious, semi detached home
- Versatile accommodation - 4 or 5 bedroom property
- Lounge with feature fireplace
- Luxury kitchen/diner open to sunroom
- Master bedroom with dressing room
- Ground floor bathroom - First floor shower room
- Gallery landing with oak staircase and banister
- Oil fired central heating - uPVC double glazed - Oak internal doors
- Landscaped garden to rear with brick paved patio area - Lawn garden to front
- Please see our website for full details

## Entrance Porch

## Hallway

## Kitchen/diner

17'9x12 (5.41mx3.66m)

## Sun rom

13'1x10'7 (3.99mx3.23m)

## Lounge

12'6x18'9 (3.81mx5.72m)

## Bathroom

6'2x11 (1.88mx3.35m)

## Bedroom 5/Dinning Room

15'4x12'6 (4.67mx3.81m)

## Bedroom 4

15'1x11 (4.60mx3.35m)

## Landing

## Bedroom 1

18'6x11 (5.64mx3.35m)

## Dressing Room

6'3x11 (1.91mx3.35m)

## Shower Room

6'5x8'5 (1.96mx2.57m)

## Bedroom 2

12'8x12'8 (3.86mx3.86m)

## Bedroom 3

12x12'8 (3.66mx3.86m)

## Outside

## Tenure

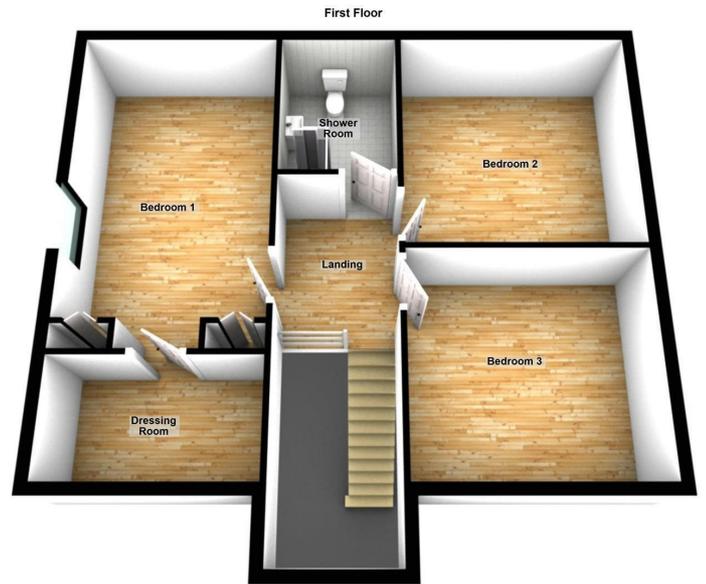
## Property misdescriptions



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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