



5 Kircubbin Road Cloughy, Newtownards, BT22 1JE

"Deceptively spacious is a term much over used by estate agents but it definitely applies here. With a double storey rear extension this property extends to approx. 1,300 sq.ft. and has been completely modernised throughout."

The property boasts an impressive kitchen/diner with central island, a spacious lounge, with multi fuel stove, a ground floor bathroom and a ground floor bedroom. The first floor is currently utilised as 2 bedrooms, one with en-suite WC, and a TV room/dressing room which could easily be restored to a fully private 4th bedroom with the installation of a simple stud wall off the landing.

With brand new windows, composite doors, rewiring, new kitchen, new bathroom plus a detached garage, this is a home that is walk in ready. Externally there are gardens to front and rear in lawn with wooden fencing, ranch style front gate, patio areas and ample parking for 3 vehicles if required. The beach is within easy access so, all in all, this is a beautiful, versatile home presented to an excellent standard and in a prime coastal location, internally viewing is highly recommended.

Offers Around £204,950

5 Kircubbin Road

Cloughey, Newtownards, BT22 1JE



- Beautifully modernised and extended semi detached home
- Up to 4 bedrooms if required - one on ground floor
- Spacious lounge with multi fuel stove
- Luxury kitchen/diner with central island
- Ground floor Bathroom
- Main first floor bedroom with en-suite WC
- Modern uPVC double glazing & fascia plus composite doors
- Oil fired central heating
- Detached garage - Generous parking area - Pleasant gardens front & rear
- Please see our website for full details

Entrance

Porch

Entrance Hall

Lounge

23'7x10.9 (7.19mx3.05m.2.74m)

Kitchen/Diner

17'3x16'6 (5.26mx5.03m)

Bedroom 1

7'6x10'2 (2.29mx3.10m)

Bathroom

7'6x10'2 (2.29mx3.10m)

Landing

Bedroom 4

12x10'9 (3.66mx3.28m)

Bedroom 2

14x10'3 (4.27mx3.12m)

En Suite

3'2x10'3 (0.97mx3.12m)

Bedroom 3

12x6'11 (3.66mx2.11m)

Garage

24x11 (7.32mx3.35m)

Outside

Tenure

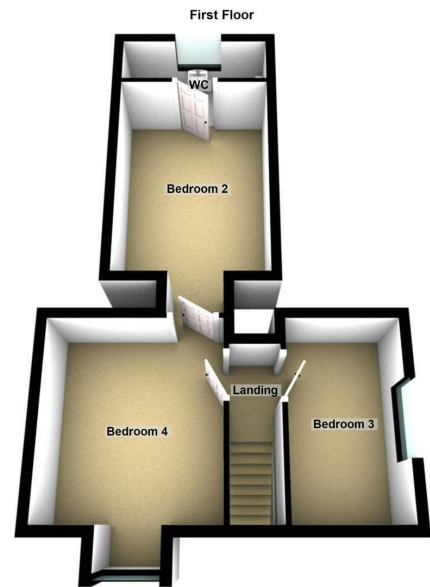
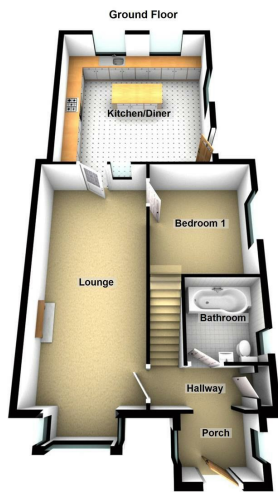
Property misdescriptions



Directions



Floor Plan



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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			
		62	62				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	