



66 Cloughey Road

Portavogie, Newtownards, BT22 1EF

"As the tagline says, "Life's better on the beach!" and the setting of this detached bungalow just proves the point."

Located right on the shoreline, with direct access to a stunning and unspoilt sandy beach and panoramic sea views, this is a once in a lifetime opportunity. The property started life as a humble cottage but has seen a number of extensions and additions over the years to now extend to over 1,700 sq.ft. The accommodation is versatile, and some re-imagining or reconfiguration might be beneficial, but it offers up to 3 bedrooms, master with en-suite shower room, and a family bathroom. Reception space centres around a spacious lounge, with feature fireplace, a sun room, a dining room, a kitchen and a study/home office. The roof above the lounge suffered a leak in recent times, which has been fully repaired, but some remedial and decorative works to the lounge remain for the eventual purchaser to complete, which may or may not form part of a more general modernisation project, if required.

The property benefits from uPVC double glazing & fascia and LPG gas central heating. In addition there is an integral garage, with electrically operated door and loft storage area. Externally there is a timber deck, a brick paved patio, an artificial grass area, a lawned garden and ample parking space.

Internal viewing is recommended in order to determine if the property fully meets your needs but the location speaks for itself and will be hard to match or better.

Offers Around £295,000

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- Spacious detached bungalow in coastal setting
- Direct access to the stunning sandy beach
- Versatile accommodation with potentially 3 bedrooms - master en-suite
- Lounge with feature fireplace
- Sun room
- Kitchen - Dining room - Study
- Bathroom
- Integral garage
- uPVC double glazing & fascia - LPG gas central heating
- Please see our website for full details

Entrance

Porch

7'6x4'3 (2.29mx1.30m)

Hallway

Lounge

17'9x12 (5.41mx3.66m)

Sun room

13'7x11'9 (4.14mx3.58m)

Craft room/Bedroom 3

12'8x11'2 (3.86mx3.40m)

Dining room

12x11'1 (3.66mx3.38m)

Kitchen

11'8x9'3 (3.56mx2.82m)

Bathroom

8'10x5'6 (2.69mx1.68m)

Bedroom 1

13'7x10'11 (4.14mx3.33m)

En-suite shower room

5'10x5'9 (1.78mx1.75m)

Bedroom 2

12x9'3 (3.66mx2.82m)

Study

14x7'5 (4.27mx2.26m)

Integral garage

22x10'8 (6.71mx3.25m)

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	(82 plus) A		
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(35-48) D			
(39-54) E				(23-34) E			
(21-38) F				(11-22) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions	(1-10) G		
Not energy efficient - higher running costs							
			42				63
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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