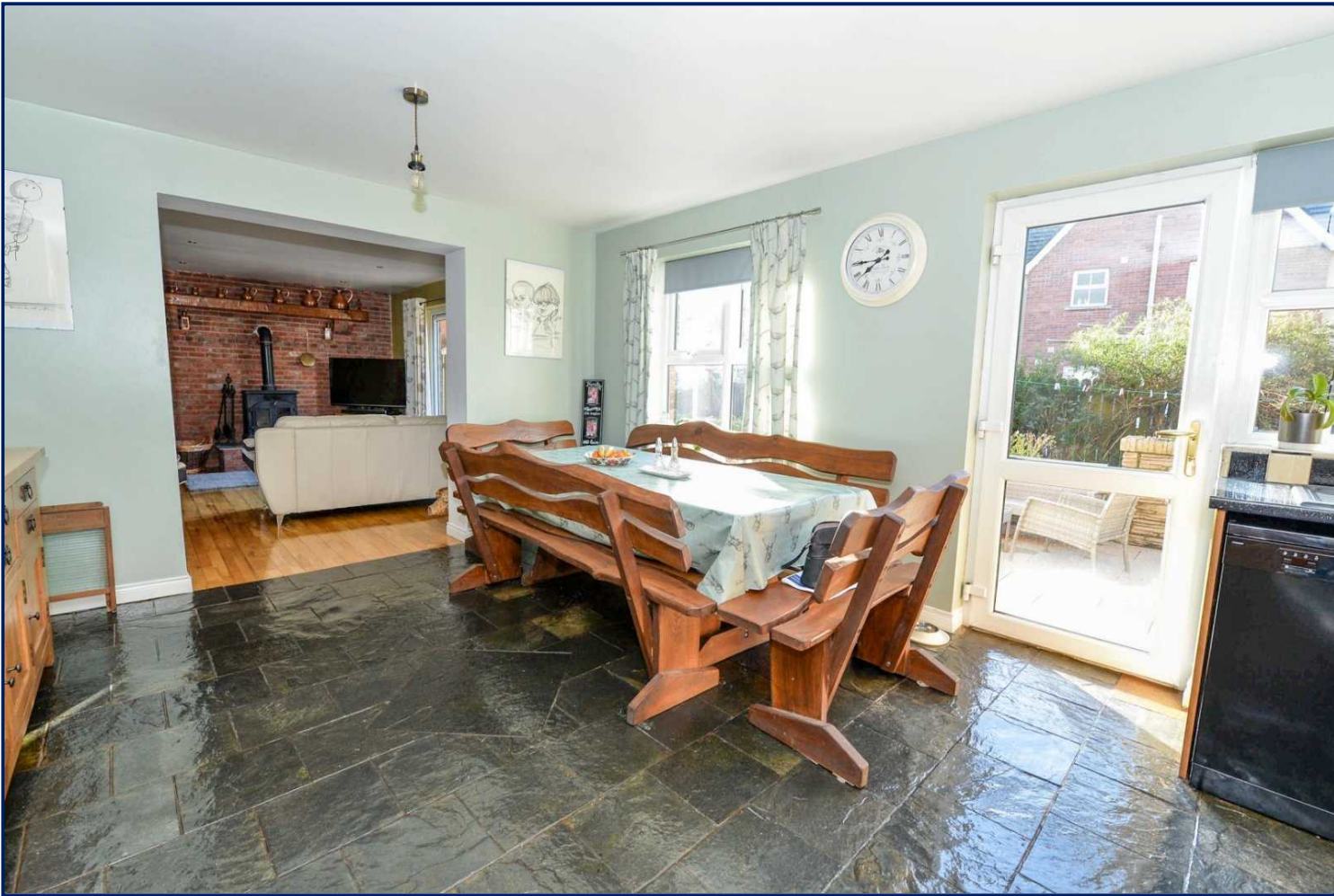
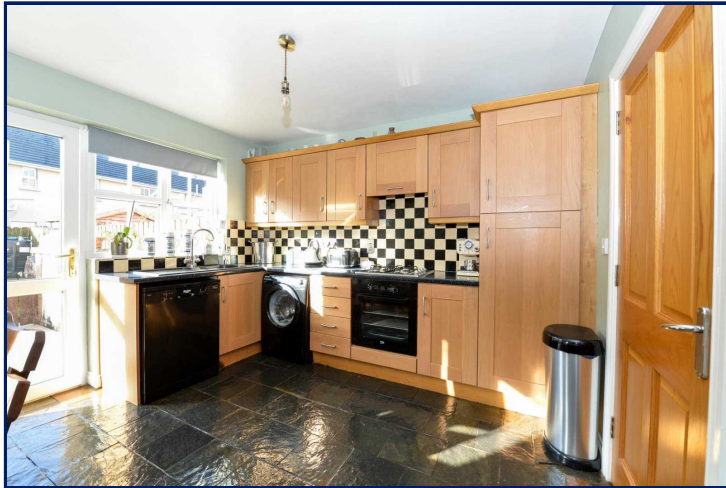
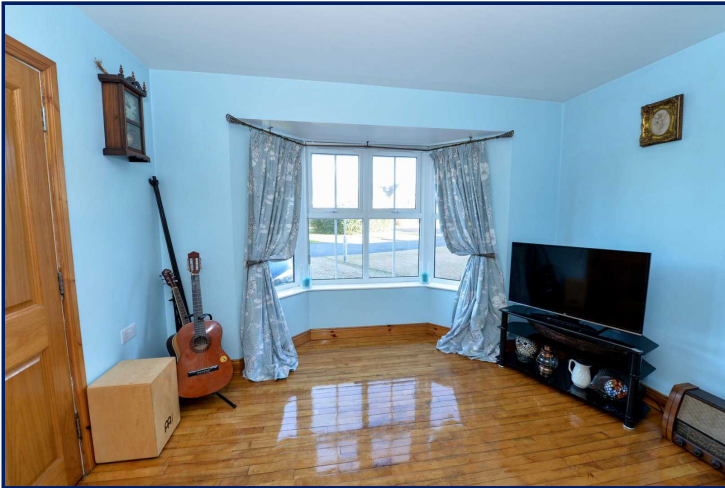
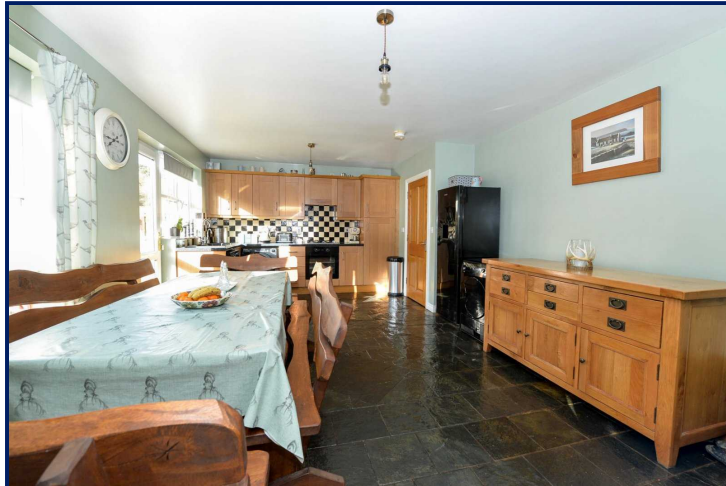




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Shorelands Crescent, Cloughey,
County Down, BT22

Asking Price: £190,000

Reeds Rains

reedsrains.co.uk

18 Shorelands Crescent, Cloughey, County Down, BT22

Asking Price: £190,000

Council Tax Band:
EPC Rating: TBC

Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this extended and deceptively spacious semi detached property in the highly desirable Shorelands development in Cloughey.

Briefly comprising on the ground floor of an entrance hall with separate WC, lounge and kitchen/dining open to large living room.

Upstairs there are four spacious bedrooms (two with ensuite) and a main family bathroom.

Only upon internal inspection can this beautifully appointed property coupled with its idyllic location be fully appreciated.

Cloughey is approximately 16 miles from Newtownards town centre where a wealth of amenities are on offer. Locally Portavogie is a short drive away with local amenities available.

The property is further enhanced with oil fired central heating and double glazing. Please contact our sales team on 02891 814144 to arrange your private appointment.

Ground Floor

Entrance Hall
PVC door. Wooden floor.

WC

Low flush WC and pedestal wash hand basin with mixer tap. Tiled floor. Tiled splashback. Extractor fan.

Lounge

16'2" (4.93) x 11'7" (3.53) plus bay
Feature stove with stone surround and slate hearth. Wooden floor.

Kitchen / Dining

18'6" x 13' max (5.64m x 3.96m max)
Fitted kitchen with an excellent range of high and low level units with laminate work surfaces. Four ring gas hob. Extractor fan. Single oven. Single drainer sink unit with mixer tap. Plumbed for washing machine and dishwasher. Tiled floor and part tiled walls.

Recessed spotlights. PVC door to rear. Open to..

Living

24'9" x 15'5" max (7.54m x 4.7m max)
Multi fuel stove with feature brick wall and raised heath. Wooden floor. Low voltage spotlights. PVC French doors to rear.

First Floor

Landing

Hot press and separate storage cupboard. Low spotlights. Slingsby type ladder to floor roofspace. Roofspace with power, light and velux window. Potential for conversion subject to relevant consents.

Bedroom 1

14'10" x 11'10" max (4.52m x 3.6m max)
Wooden floor.

En-Suite Bathroom

6'9" x 6'1" (2.06m x 1.85m)
Modern white suite comprising low flush WC, pedestal wash hand basin with mixer tap and shower over. Wooden floor. Part tiled walls.

Bedroom 2

17'4" x 11'5" max (5.28m x 3.48m max)
3'11" x 10'9" (1.2m x 3.28m)
Modern white suite comprising low flush WC, vanity wash hand basin with mixer tap and enclosed shower cubicle with electric shower. Tiled floor. Part tiled walls. Extractor.

En-Suite Shower Room

11'1" x 10'5" (3.38m x 3.18m)
Wooden floor.

Bedroom 3

10'6" x 7'1" (3.2m x 2.16m)

Bedroom 4

10'6" x 7'1" (3.2m x 2.16m)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Wooden floor.

Bathroom

7'3" x 6'11" (2.2m x 2.1m)
Modern white suite comprising Low flush WC, pedestal wash hand basin with mixer tap and panellled bath with mixer tap. Wooden floor. Part tiled walls. Extractor fan.

Outside

Driveway to front in loose stone. Enclosed and landscaped garden to rear laid in lawn with trees, shrubs and pond. Feature patio area.

Garage

Roller door and PVC side access door. Please note there is no vehicle access from the front of the house to the garage.

Heating Type

Oil fired central heating.

Glazing Type

For full EPC please contact the branch.

