

**Tim Martin**  
— .co.uk



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Offers Around  
£225,000

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## SUMMARY

A tastefully presented detached bungalow set in delightful spacious gardens in this popular development.

The property, fitted with double glazing and oil fired central heating, includes lounge, integrated kitchen/dining, laundry room, 3 double bedrooms and modern 4 piece bathroom suite.

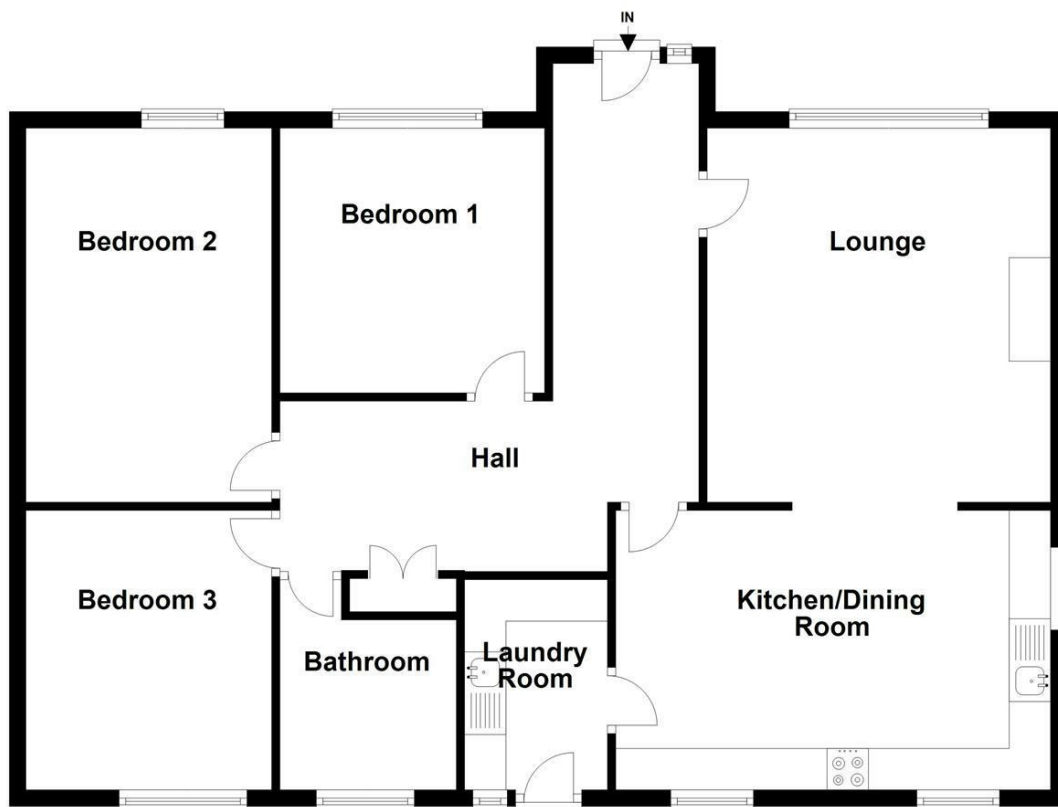
The charming mature gardens landscaped with patios designed to enjoy outdoor living and overlooked by a woodland is planted with a fine selection of native trees and teeming with a wide variety of birds and wildlife. With a pathway meandering through the trees to an elevated position enjoying fine views of the sunrise over Strangford Lough.

The property is within walking distance of the town centre and Lough Shore.

### FEATURES

- Tastefully Presented Detached Bungalow
- 3 Bedrooms
- Spacious Lounge Leading to Kitchen / Dining Room
- Laundry Room
- Stunning Garden with Woodland.
- Lough Views
- Walking Distance To The Town

### Ground Floor



This floor plan is for illustrative purposes only.  
Plan produced using PlanUp.

## **Entrance Hall**

Oak tongue and groove floor; corniced ceiling; telephone and Openreach connection points; built-in cloak cupboard, radiator cover.

## **Lounge**

**14'10 x 13'7 (4.52m x 4.14m)**

Inglenook fireplace with enclosed cast iron stove on polished black granite hearth; carved stone surround; corniced ceiling; tv aerial connection point; glazed double doors through to :-

## **Kitchen**

**17'3 x 11'1 (5.26m x 3.38m )**

1½ tub single drainer stainless steel sink unit with chrome swan neck mixer tap; extensive range of light Oak eye and floor level cupboards and drawers; formica worktops; Integrated Range Master gas and electric range cooker with two ovens and grill; 5 ring gas hob with glass and stainless steel extractor unit over; housing for fridge / freezer; Bosch dishwasher; ceramic tiled floor; led lighting; part tiled walls.

## **Laundry Room**

**8'4 x 5'8 (2.54m x 1.73m )**

Single drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; space and plumbing for washing machine and tumble dryer; ceramic tiled floor; part tiled walls.

## **Hallway**

Oak tongue and groove floor; hotpress with lagged copper cylinder and Willis type immersion heater; leading to :-

## **Bedroom 1**

**11'1 x 10'6 (3.38m x 3.20m )**

Oak tongue and groove floor.

## **Bedroom 2**

**14'10 x 9'9 (4.52m x 2.97m )**

Oak and tongue groove floor.

## **Bedroom 3**

**11'0 x 9'9 (3.35m x 2.97m)**

Oak tongue and groove floor

## **Bathroom**

**8'4 x 7'0 (2.54m x 2.13m )**

White suite comprising panelled bath with chrome mixer taps; pedestal wash hand basin with chrome mono mixer taps; quadrant tiled shower cubicle unit comprising Aqualisa thermostatically controlled shower; glass sliding shower doors and side panels; close coupled wc; ceramic tiled walls and floor; led lighting extractor fan.

## **Outside**

Double wooden gates and bitmac drive providing good parking.

Large steel garden shed 16'9 x 9'9

Enclosed storage area with Grant Euroflame 70-90 oil fired boiler; PVC oil storage tank



## Garden

The delightful landscaped gardens, laid out in lawn, are enclosed with beds of ornamental and flowering shrubs and herbaceous plants to front. Spacious decorative gravel patio to back, enclosed with timber edged beds of herbaceous plants with Honeysuckle, Roses and Lavender creating delightful scents. A matching timber edged vegetable patch is a central feature.

A wrought iron gate leads to a brick pavia path and elevated circular matching patio extending to the wildflower meadow and wonderful woodland planted with a fine selection of native trees including Cherry, Crab Apple, Rowan, Birch, Willow, Oak and Sweet Chestnut. The woodland and wildflower meadow attract a wide range of birds and wildlife. A meandering path leads up through the trees to an elevated seating area with views of the Lough.

## Tenure

Leasehold

50p if demanded.

## Capital/ Rateable Value

£130,000 . Rates Payable = £1201.59 per annum (approx)



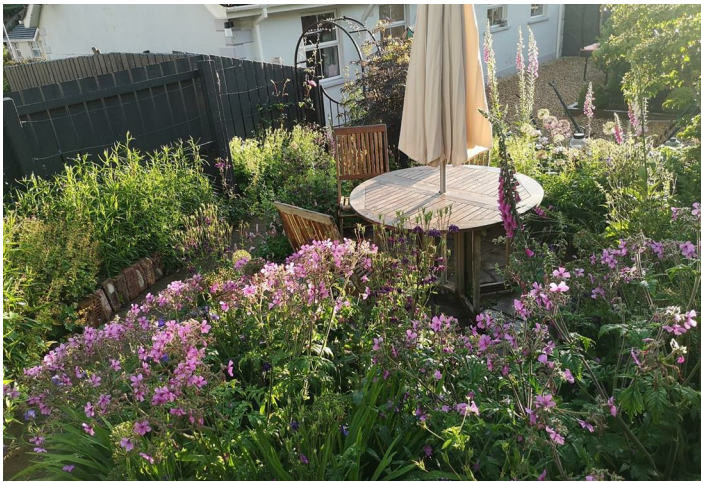




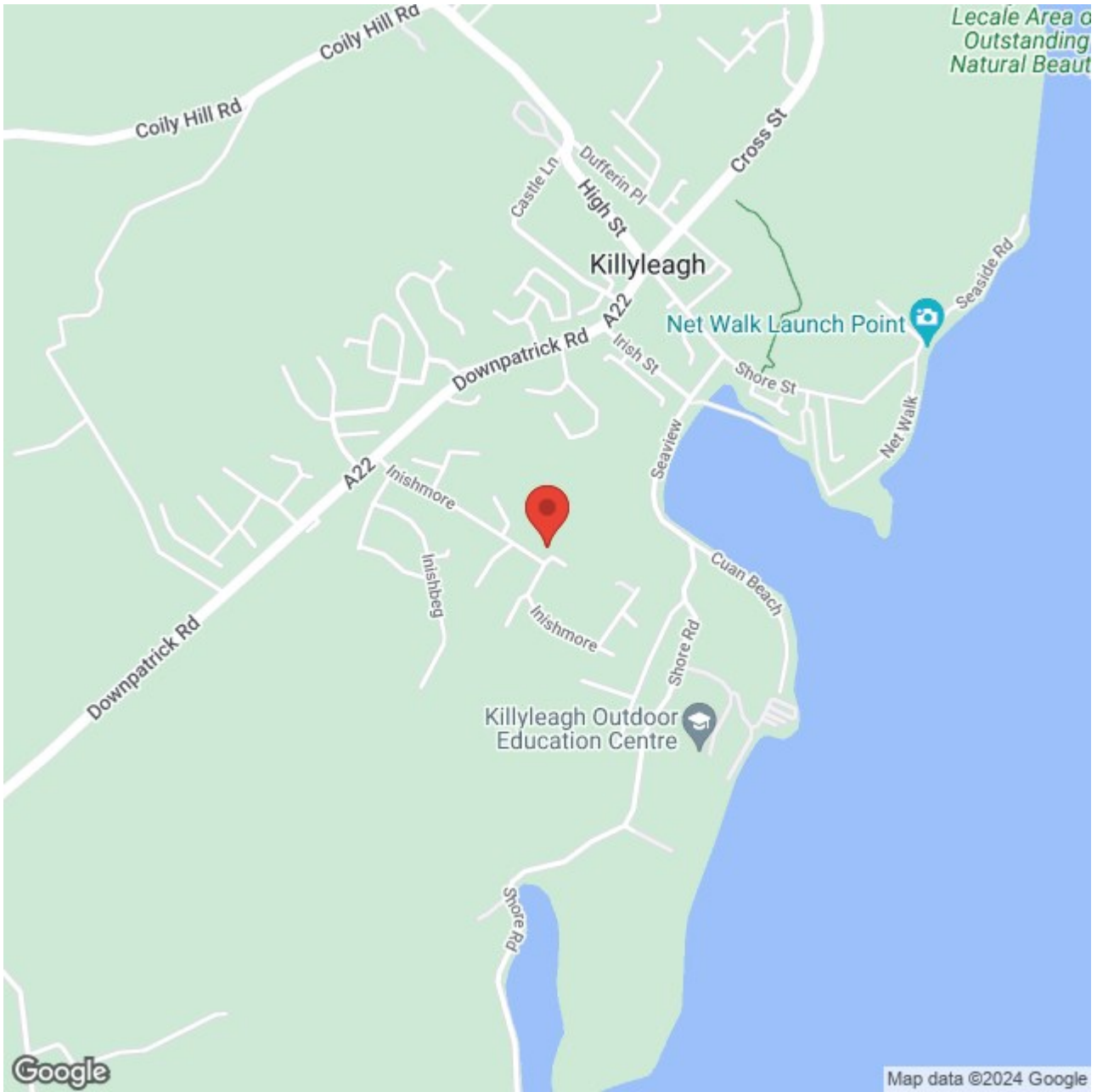












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Map data ©2024 Google



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		78	85

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