



## 28 Ringbuoy Cove , Cloughey, BT22 1LL

Cloughey has proved to be one of the Ards Peninsula's most popular areas for property buyers in recent years and this modern detached bungalow is located literally just a stones throw from the stunning Cloughey beach with direct pedestrian access to the beach for directly in front of the property.

Fully modernised in recent times what was already a beautiful home has been elevated several stages and now presents practical accommodation in a modern, stylish finish.

The property offers 3 bedrooms, including a master with luxury ensuite shower room, a family bathroom, with both corner bath & separate shower cubicle, a spacious lounge with feature fireplace and a fully modernised kitchen with genuine granite worktops. It's literally "walk in" ready.

Externally there is a large detached garage/workshop, with plenty of room for the water sports accessories if that is your "thing", and a practical utility area, whilst the gardens, both front & rear, have been tastefully landscaped with tarmac driveway, paved foot paths, several paved patios, pebbled beds and lawns with maturing shrubs.

A family home, a retirement home or, for the fortunate, an enviable holiday home - internal viewing and a stroll onto the beach is essential to fully appreciate this fine home.

**Offers Around £225,000**

# 28 Ringbuoy Cove

, Cloughey, BT22 1LL



- Beautifully presented detached bungalow
- Newly fitted kitchen with granite worktops
- Oil fired central heating
- Pedestrian access to the beach directly in front of house
- 3 bedrooms (Master with ensuite shower room)
- Luxury tiled bathroom with bath & separate shower
- Detached double garage/workshop with utility area
- Spacious lounge with feature fireplace
- New uPVC double glazing & fascias
- Gardens to front & rear in lawn with generous driveway

## Entrance

## Entrance hall

## Lounge

21x11 (6.40mx3.35m)

## Kitchen/diner

13x11'8 (3.96mx3.56m)

## Bathroom

8'5x6'10 (2.57mx2.08m)

## Bedroom 1

13'4x13 (4.06mx3.96m)

## Ensuite shower room

6'9x5'4 (2.06mx1.63m)

## Bedroom 2

11'8x9'9 (3.56mx2.97m)

## Bedroom 3/Sitting room

9'9x8'9 (2.97mx2.67m)

## Detached garage/workshop

23x19'5 (7.01mx5.92m)

## Outside

## Tenure

## Property misdescriptions



## Directions

Travelling into Cloughey from Portavogie turn left into Ringbuoy Cove and take the first right. Follow the road around to where number 28 is located on the left.



## Floor Plan



Images for illustrative purposes only and subject to change.  
Plan produced using PlanUp.



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

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