



## 13 Rubane Road , Kircubbin, BT22 1AT

"Escape to the country and get more for your money, literally, with this 2,000 sq.ft. detached home plus a separate detached workshop/annex to the rear (With potential for easy conversion to a dwelling or Air B&B - subject to relevant consents)".

This detached bungalow enjoys a mature site that extends to approximately 0.5 acres and offers up to 5 bedrooms - 4 doubles, including a master with ensuite shower room, and a single bedroom/home office. The lounge is spacious and enjoys a feature fireplace, whilst the kitchen/living/dining room is huge and complimented by a separate utility room & shower room, in addition to the main family bathroom which has both a bath & a separate shower.

An unexpected bonus is the detached garage/workshop to the rear which is constructed with cavity walls and would offer an easy conversion to living accommodation for a dependent relative or even a potential income as an Air B&B (subject to relevant consents). It boasts a remotely operated roller door, a kitchen/utility area with plumbing in place, a WC and a large first floor room with velux windows accessed via a permanent staircase.

Just a short distance from the stunning Strangford Lough and within easy reach of Kircubbin and its wide range of amenities, you can enjoy your own space without ever feeling isolated.

Viewing highly recommended.

**Offers Around £299,950**

# 13 Rubane Road

, Kircubbin, BT22 1AT



- Spacious detached bungalow close to Strangford Lough
- Site extending to approx 0.5 Acres
- Detached 2 storey, cavity wall workshop with potential for conversion to annex
- 4 bedrooms - Master ensuite - Plus home office (5th bedroom)
- Spacious lounge with feature fireplace
- Generous kitchen with dining area
- Utility area with shower room
- Bathroom with both bath & separate shower
- Gardens to front, side & rear with ample parking area
- Potential for multi generational home or Air B&B

## Entrance

## Porch

8'10x6'10 (2.69mx2.08m)

## Entrance hall

## Lounge

22x16'2 (6.71mx4.93m)

## Kitchen/Living/Dining room

19'6x17'11 (5.94mx5.46m)

## Utility room

10'2x8'7 (3.10mx2.62m)

## Shower room

7'10x4'5 (2.39mx1.35m)

## Bedroom 1

15'1x13'10 (4.60mx4.22m)

## Ensuite shower room

10'4x5'9 (3.15mx1.75m)

## Bedroom 2

15x9'9 (4.57mx2.97m)

## Bedroom 3

15x9'9 (4.57mx2.97m)

## Bedroom 4

11'3x9'9 (3.43mx2.97m)

## Office/Bedroom 5

11'8x6'1 (3.56mx1.85m)

## Bathroom

9'6x6'11 (2.90mx2.11m)

## Detached Workshop/Annex

28x20'5 (8.53mx6.22m)

## Outside

## Tenure

## Property misdescriptions

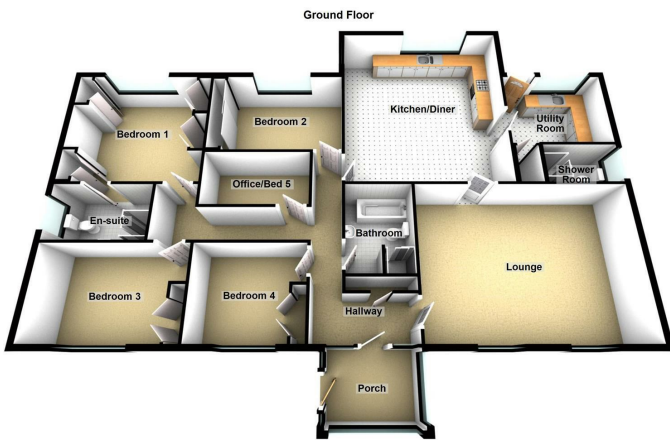


## Directions

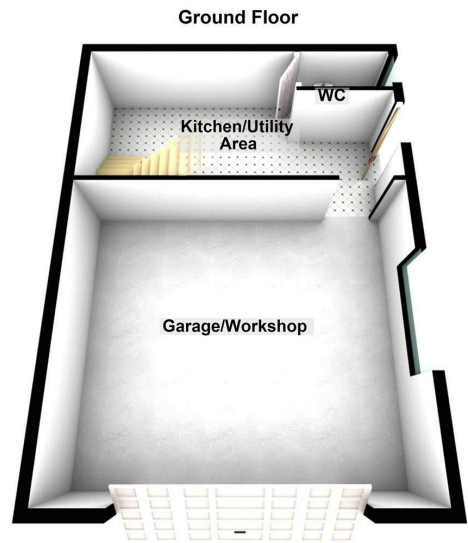
Travelling out of Kircubbin towards Portaferry turn left onto Rubane Road (sign posted Cloughey) and number 13 is on the right.



# Floor Plan



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



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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>		60	68	<b>Northern Ireland</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		