

9 Cranmore Point

Kircubbin, Newtownards, BT22 1SN

"An absolutely beautiful semi detached home in an immaculate rural setting and a small development of similar properties - close to Kircubbin & Cloughey villages and all the beauty that the Ards Peninsula has to offer."

This semi detached home was built to exacting energy standards in 2017 and includes a solar hot water system. The property offers great internal space with 3 first floor bedrooms (master with en-suite shower room) and a family bathroom. The ground floor offers flexibility with twin oak doors linking the kitchen/diner with the lounge to create an open plan arrangement or a cosier "closed" arrangement depending on your needs or preference. The lounge boasts a cast iron multi fuel stove whilst the kitchen is well equipped and beautifully presented. A utility room and cloakroom complete the internal specification. Externally there is a useful detached garage with tarmac driveway and a garden in lawn to the front complimented by an enclosed, paved patio to the rear with artificial grass area.

With uPVC double glazing in modern black frames, Oil fired central heating and solar system you'll enjoy manageable running costs.

A first home, a step up or a downsize, this would make an enviable home in a beautiful setting.

Offers Around £179,950

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- Beautifully presented, moder semi detached
- Kitchen with dining area
- Detached garage with tarmac driveway
- Gardens to front in lawn & patio garden to rear
- 3 bedrooms - master en-suite
- Family bathroom
- Black framed uPVC double glazing & fascia
- Spacious lounge with multi fuel stove
- Utility & cloakrooms
- Oil fired central heating system + Solar hot water system

Entrance

Entrance hall

Lounge

18'8x12'6 (5.69mx3.81m)

Kitchen/diner

19'10x13 (6.05mx3.96m)

Utility room

Cloakroom

7x3 (2.13mx0.91m)

Landing

Bathroom

9'2x6'10 (2.79mx2.08m)

Bedroom 1

12'8x10'10 (3.86mx3.30m)

Ensuite shower room

6'9x5'1 (2.06mx1.55m)

Bedroom 2

11'3x10'9 (3.43mx3.28m)

Bedroom 3

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

Detached garage

16'10x9'7 (5.13mx2.92m)

Outside

Tenure

Property misdescriptions

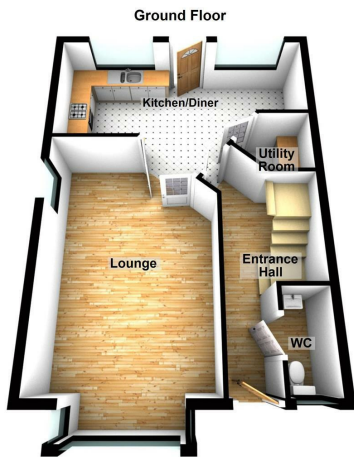


Directions

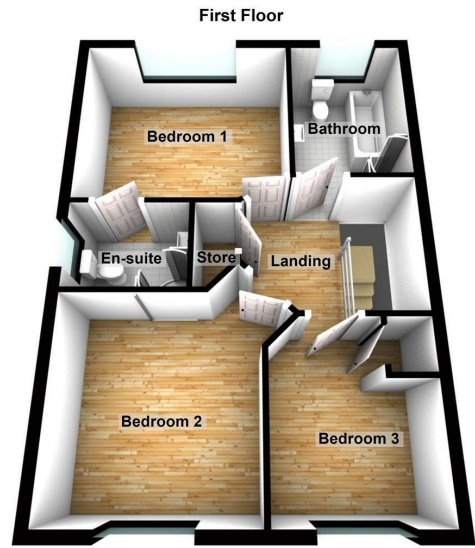
Travelling from Kircubbin to Cloughey via Rubane turn left into McKenna Road and immediately right into Cranmore Point. Number 9 is on the left.



Floor Plan



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



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		Environmental Impact (CO ₂) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	90	90	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
Northern Ireland		EU Directive 2002/91/EC	Northern Ireland	
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