



## 5 Church Walk , Carrowdore, BT22 2JX

"This semi detached bungalow is an absolute testament to the current owners vision, hard work and commitment to creating a beautifully modern home."

The present owners have left no stone unturned in their quest to rejuvenate what was a somewhat tired bungalow into a truly modern and inviting place to live. The property has been substantially replastered, rewired, redecorated and completely refitted with a beautiful modern kitchen, bathroom and solid oak internal doors. It offers 2 double bedrooms, a spacious lounge with multi fuel stove, a modern kitchen open plan to a dining room and a beautiful family shower room. It benefits from uPVC double glazing and fascia and oil fired central heating.

Externally there is a detached garage approached via a tarmac driveway, garden in lawn to front, with planted beds, and an enclosed, south facing, paved patio garden to the rear - "a real wee sun trap".

If you're planning towards retirement, have restricted mobility or simply want a beautiful first home then this property must be seen.

**Offers Over £149,950**

# 5 Church Walk

, Carrowdore, BT22 2JX



- Fully modernised semi detached bungalow
- Kitchen with dining area (potential 3rd bedroom)
- Detached garage with tarmac driveway
- South facing paved patio to rear
- Beautifully presented throughout
- Lounge with multi fuel stove
- uPVC double glazing - Oil fired central heating
- 2 double bedrooms
- Family bathroom
- Garden to front in lawn

## Entrance

## Entrance hall

## Lounge

18'4x11'9 (5.59mx3.58m)

## Kitchen with dining area

15'5x12'5 (4.70mx3.78m)

## Shower room

8'8x5'10 (2.64mx1.78m)

## Bedroom 1

12'5x8'8 (3.78mx2.64m)

## Bedroom 2

13'2x8'8 (4.01mx2.64m)

## Garage

20'7x9'9 (6.27mx2.97m)

## Outside

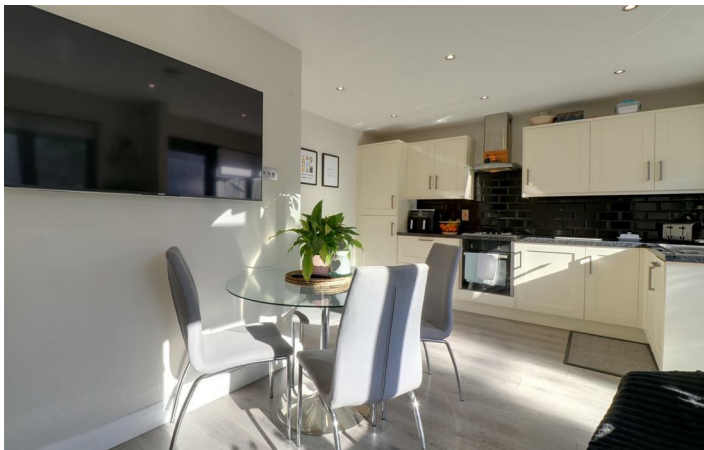
## Tenure

## Property misdescriptions



## Directions

Travelling through Carrowdore village towards Millisle turn right into Church Road then on into Church Walk to where number 5 is located on the right.



# 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		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>		49	64	<b>Northern Ireland</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		

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