

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE - SALES**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**172 MAIN ROAD,  
CLOUGHEY,**

**OFFERS AROUND £285,000**



Nestled on Main Road in the charming village of Cloughey, this detached bungalow is a true gem waiting to be discovered. Boasting two reception rooms, three cosy bedrooms, a sleek bathroom and modern shower room, this property offers a comfortable and inviting living space.

Step inside to find a kitchen, bathroom, and shower room that have been renovated to an impeccable standard, showcasing a modern finish that is sure to impress. The entire property is bathed in natural light, creating a bright and airy atmosphere that is simply delightful.

One of the standout features of this bungalow is the stunning views it offers of the picturesque Kirkistown Castle Golf course to the rear. Imagine waking up to the sight of lush greenery every morning - pure bliss for any golf enthusiast or nature lover.

Equipped with oil fired central heating and uPVC double glazed windows, this home ensures warmth and energy efficiency all year round. Its deceptively spacious layout provides ample room for relaxation and entertainment, making it ideal for families or those who love to host guests.

Conveniently located just a few minutes' walk from the sandy shores of Cloughey Beach, this property offers the perfect blend of coastal living and modern comfort. Whether you enjoy leisurely strolls along the beach or a round of golf at the nearby course, this bungalow caters to a lifestyle of relaxation and enjoyment.

Don't miss the opportunity to make this bright, modern, and well-appointed bungalow your new home. Book a viewing today and experience the beauty and tranquillity that this property has to offer.



## Key Features

- Spacious Bungalow Located Only Minutes From Cloughey's Golden Beaches
- Large Living Room And Separate Family Room With Multi-Fuel Burning Stove
- Large, Modern Family Bathroom And Separate Shower Room
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Set On A Private Site Overlooking Kirkistown Castle Golf Course From The Rear
- Modern Fitted Kitchen With Excellent Range Of Integrated Appliances
- Three Bedrooms, One With Built In Storage
- Detached Garage And Parking For Multiple Vehicles



### Accommodation

#### Comprises:

#### Entrance Hall

Tiled flooring, recessed spotlights and hot press with storage.

#### Living Room

16'0" x 11'10"

Tiled flooring, recessed spotlights and access to front garden.

#### Family Room

12'2" x 31'7"

Multi-fuel stove with tiled hearth, tiled floor, sliding patio doors, recessed spotlights and views over Kirkistown Castle Golf course.

#### Kitchen

12'2" x 31'7"

Modern range of high and low units with laminate work surfaces, Belfast style sink unit with mixer tap, integrated appliances to include; four ring electric hob, fridge/freezer, microwave, electric under oven and dishwasher, plumbed for washing machine, stainless steel extractor hood, tiled walls, tiled floor and recessed spotlights.

#### Bedroom 1

8'3" x 12'0"

Built in wardrobes.

#### Bedroom 2

8'1" x 9'4"

#### Bedroom 3

6'0" x 6'5"

### Shower Room

White suite comprising corner shower unit with wall mounted electric shower with glass door, low flush w/c, wall mounted wash hand basin with tiled splashback, tiled floor, recessed spotlights and extractor fan.

### Bathroom

White suite comprising walk-in corner shower cubicle with overhead electric shower, panelled bath with mixer tap, vanity unit with sink, mixer tap and storage, low flush w/c, wall mounted wash hand basin with tiled splashback, tiled floor, recessed spotlights and extractor fan.

### Detached Garage

Up and over door, power and light, space for tumble dryer.

### Outside (Front)

Tarmac driveway, space for multiple vehicles and area in lawn.

### Outside (Rear)

Tiled patio area, outside sockets, area in lawn, outside tap and light, views over golf course.





















Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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