



## 36 Rubane Road Kircubbin, Newtownards, BT22 1AT

"A real touch of class on an enviable site of approximately 0.5 acres including lawns, mature shrubs, wooden summer house/studio & brick workshop/kennels".

The present owner of this property has a style and taste that is clean and classy and shows this property at its best. From the outside it is clear that this property is cleanly presented and, from the moment you step into the entrance hall, the feature "checker board" floor tiling & oak internal doors set it apart as a home that is unique. It offers 4 well proportioned bedrooms (3 doubles and a single), including a master with walk in wet room, a luxury bathroom, with freestanding "claw foot" bath, a lounge, with feature fireplace and attached conservatory, and a kitchen with dining area. Externally the surprises continue - a summer house equipped with a kitchen & shower room, a brick workshop with kennels or potential "chicken runs", a "leprechauns house" and a "concrete cow", to name but a few!! You also can't miss the beautiful lawn and mature shrubs which are just coming back to life for the summer. The property benefits from uPVC double glazing & fascia and oil fired central heating.

All in all a home which you won't want to miss which offers a variety of potential uses outside and in.

**Offers Around £295,000**

# 36 Rubane Road

Kircubbin, Newtownards, BT22 1AT



- Tastefully presented & modernised detached bungalow
- Lounge with feature fireplace
- Conservatory
- Gardens in lawn with mature shrubs and generous tarmac parking area.
- Site extending to approximately 0.5 acres
- Kitchen with dining area
- uPVC double glazing & fascia - Oil fired central heating
- 4 bedrooms - master with en-suite shower room
- Luxury bathroom with free standing bath
- Timber summer house/studio - Brick workshop/kennels

## Entrance

### Entrance hall

### Lounge

16'10x12'6 (5.13mx3.81m)

### Conservatory

11'7x11'5 (3.53mx3.48m)

### Kitchen/diner

19'5x9'5 (5.92mx2.87m)

### Bathroom

9'5x7'5 (2.87mx2.26m)

### Bedroom 1

15'9x9'5 (4.80mx2.87m)

## Ensuite

9x3'5 (2.74mx1.04m)

### Bedroom 2

12'5x12'1 (3.78mx3.68m)

### Bedroom 3

12'2x11'4 (3.71mx3.45m)

### Bedroom 4

7'6x7'4 (2.29mx2.24m)

### Summer house/Studio

19'4x19'2 (5.89mx5.84m)

### Workshop/Kennels

23'7x12'10 (7.19mx3.91m)

## Outside

## Tenure

### Property misdescriptions

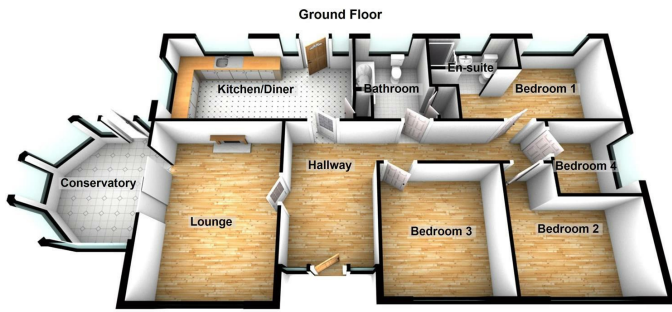


## Directions

Travelling out of Kircubbin towards Portaferry take the first left onto Rubane Road (sign posted Cloughey) and number 36 is located on the left just as you enter the townland of Rubane.



# 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			
		56	57				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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