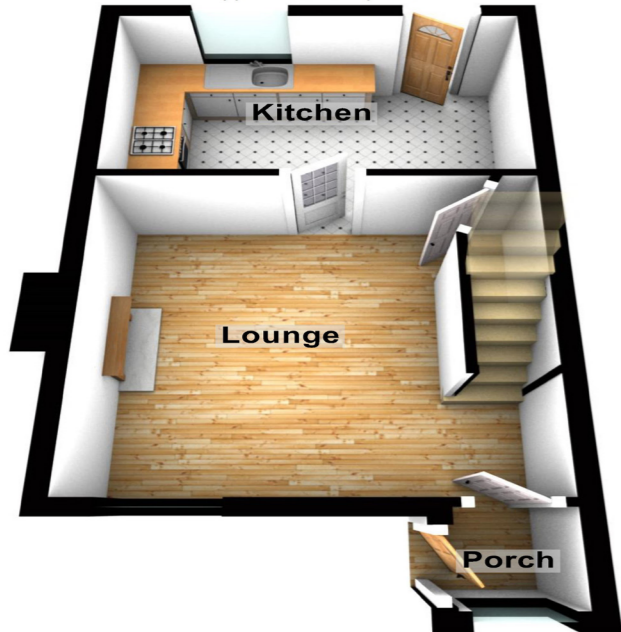


## Number 10

**Ground Floor**  
Approx. 301.5 sq. feet



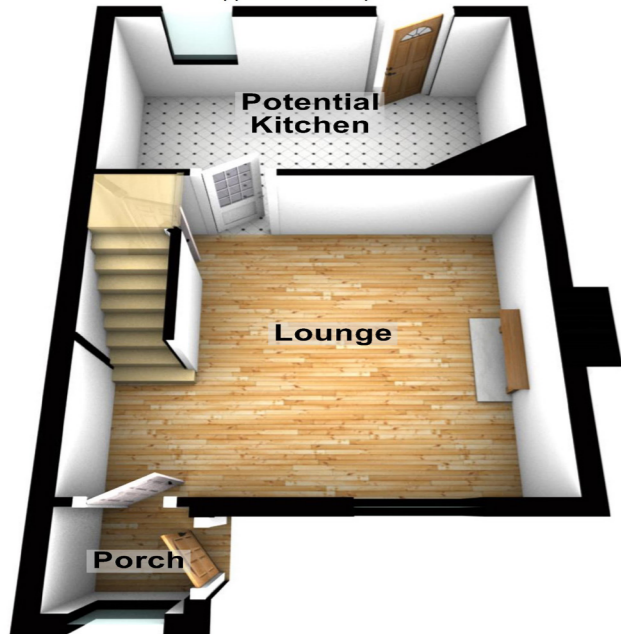
**First Floor**  
Approx. 292.3 sq. feet



Total area: approx. 593.8 sq. feet

## Number 12

**Ground Floor**  
Approx. 303.8 sq. feet



**First Floor**  
Approx. 290.2 sq. feet



Total area: approx. 594.1 sq. feet



**FOR SALE**

**10 & 12 Inishargy Road, Kircubbin**  
**Offers Over £195,000**

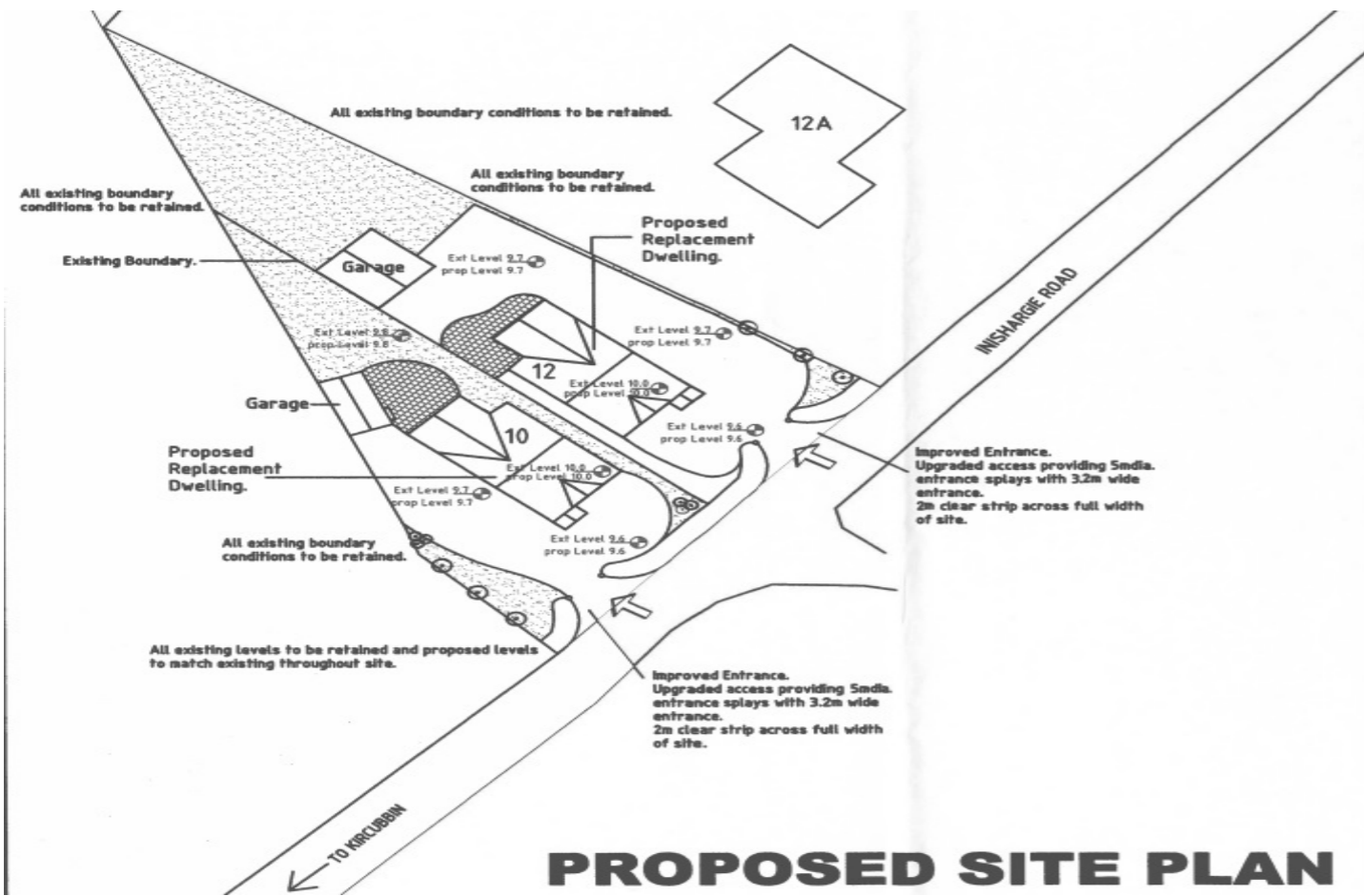
- Outline Planning Permission: 2x Detached Houses.
- 10: 1.5 storey replacement dwelling, single storey detached garage and associated site works
- 12 Inishargy Road: 1.5 storey replacement dwelling, single storey detached garage and associated site works



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent Farm & Country are pleased to offer to the market a fantastic opportunity to purchase numbers 10 & 12 Inisharge Road, Kircubbin, as one lot within Outline Planning Permission Granted for 2x 1.5 Storey replacement dwellings with a single storey Detached Garage.

The site is located approximately 800m from Inisharge Road's junction with the Portaferry Road on approach to Kircubbin from Greyabbey.

The site enjoys a rural setting whilst still being convenient to Kircubbin Town Centre and the picturesque shoreline of Strangford Lough is only a short distance away.

**10 Inisharge Road**

**Ground Floor**

- Lounge (13' 4" x 13' 1")
- Kitchen (13' 4" x 8' 4")

**First Floor**

- Bedroom One (13' 4" x 10' 2")
- Bedroom Two (8' 4" x 7' 3")
- Bathroom (8' 5" x 5' 8")



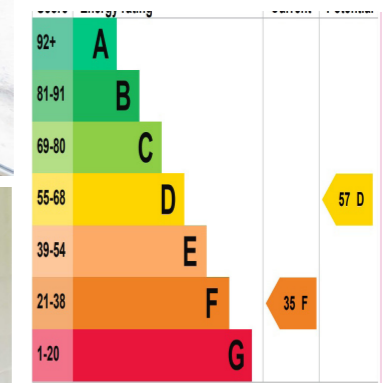
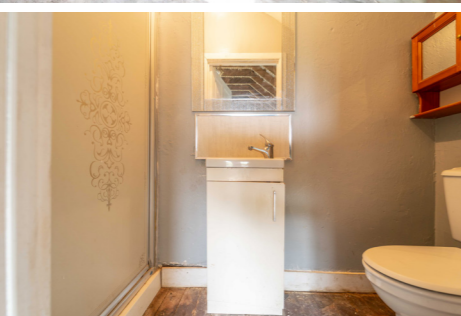
**12 Inisharge Road**

**Ground Floor**

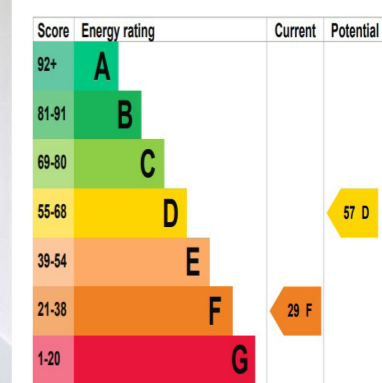
- Lounge (13' 4" x 13' 1")
- Kitchen (13' 3" x 8' 4")

**First Floor**

- Bedroom One (10' 2" x 8' 5")
- Ensuite Shower Room (8' 5" x 2' 10")
- Bedroom Two (13' 5" x 10' 5")



**Number 10**



**Number 12**