



OFFERS AROUND

**£300,000**

31C Cloughey Road

Newtownards

BT22 1NG



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**PINKERTONS**

Sales, Lettings and Property Management

# Captivating Rural Retreat with Spectacular County Down Views

Welcome to your dream home, a magnificent detached rural property that perfectly blends modern luxury with serene countryside living. Nestled just outside Portaferry, this recently constructed residence boasts exquisite attention to detail and an impressive array of features. With four spacious bedrooms, including a master ensuite, and a split-level design offering a separate lower floor bathroom, this home is ideal for families with older children or a live-in relative.

The stunning double-height hallway and kitchen create an airy, light-filled ambiance, perfect for both daily living and entertaining. Enjoy the convenience of a detached garage and the comfort of oil-fired central heating.

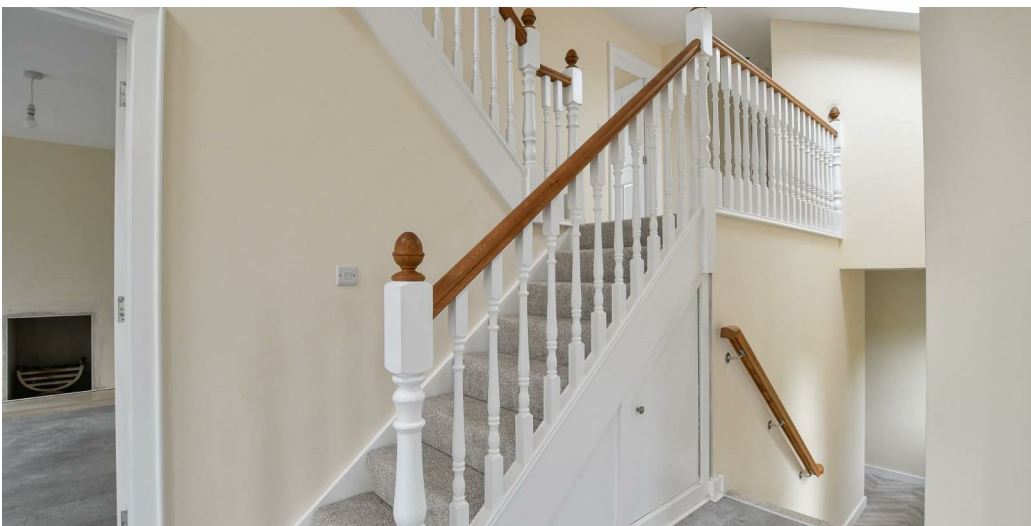
All of this is set against the backdrop of breathtaking views over the picturesque County Down countryside. Embrace the tranquillity and beauty of rural life while being just a short drive from the amenities

of Portaferry.

Don't miss this unique opportunity to make this exceptional property your new home. Contact us today to arrange a viewing.



# PROPERTY FEATURES



- Detached Rural Property In The Serene Countryside
- Four Spacious Bedrooms Including A Master Ensuite
- Double Height Hallway And Kitchen - Perfect For Entertaining & Daily Living
- Living Room With Traditional Fireplace
- Two Large Family Bathrooms
- Oil Fired Central Heating
- Detached Garage and Large Driveway For Multiple Vehicles
- Utility Room Plumbed For Washing Machine & Dryer
- Breath-taking Views Over County Down Countryside
- Close From The Amenities Of Portaferry









## THIS PROPERTY COMPRISES

### Basement

#### Bedroom 3

11'9" x 9'8"

Carpeted floor, rear view aspect.

#### Bedroom 4

11'9" x 7'9"

Carpeted floor, rear view aspect.

#### Utility

6'3" x 5'9"

Plumbed for washing machine, laminate flooring, extractor fan.

#### Bathroom

14'7" x 9'9"

White suite featuring a walk in rainfall shower, free standing bath, vanity unit with chrome mixer taps, low flush WC, heated towel rack, recessed spotlights, tiled floor.

#### Hallway

11'2" x 3'3"

uPVC wooden door, laminate flooring.

#### Storage

4'3" x 2'2"

### Ground Floor

#### Kitchen

21'6" x 17'11"

Modern Kitchen with a range of low and high storage units, integrated electric oven with extractor fan, 1 1/2 chrome sink with drainer, recessed spotlights.

### Living Room

17'11" x 14'0"

Spacious living room with white uVPC french doors, traditional style fireplace, access to storage, laminate flooring, and front view aspect.

#### Storage

5'1" x 2'11"

### First Floor

#### Bedroom 1

17'1" x 11'9"

Carpeted floor, rear view aspect, skylight, access to ensuite.

#### Ensuite

9'5" x 5'10"

White suite with pedestal sink and mixer tap, low flush WC, sliding glass door shower, skylight, laminate flooring, recessed spotlights, extractor fan.

#### Bathroom

8'10" x 7'2"

White suite with free standing vanity unit with mixer tap, low flush WC, sliding glass door shower, skylight, extractor fan, laminate floor.

#### Bedroom 2

17'11" x 11'1"

Carpeted floor, front view aspect, skylight.

#### Landing

32'5" x 2'10"

Carpeted, skylight.

### Storage

4'2" x 2'9"

### Boiler

4'2" x 2'9"

### Outer Front

Stone boundary wall with planting, gravel driveway large enough for multiple vehicles, outdoor light, access to outdoor storage unit.

### Outer Rear

Enclosed rear garden with boundary wall and planting, storage unit, gravel walkway, water tap, outdoor lighting, uVPC wooden door leading into basement.

### Directions

Coming out of Bangor continue straight onto the A20. Turn left onto Loughdoo Road. Turn right onto A2/Cloughy Road. Destination will be on the left.

### REQUIRED INFO UNDER TRADING STANDARDS

Tenure - Understood to be Freehold.

Current Rates - £1,370.55

## FLOOR PLANS



Ground Floor



First Floor

FIRST FLOOR



Basement

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	72
		EU Directive 2002/91/EC	
<b>Northern Ireland</b>			

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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