



3 Castle Meadow Road , Cloughey, BT22 1GA

The main feature of any property must be that it meets your needs so whether you're housing a blended family, a multi generational family or looking after dependant relatives the property must meet those needs first and foremost. 3 Castle Meadows Road does exactly that for a variety of potential buyers.

Extending to over 2,000 sq.ft. it is clearly spacious. There are 3 double bedrooms on the first floor, including master with ensuite shower room, plus an additional single bedroom and a family bathroom, with both bath & separate shower. The ground floor is particularly versatile offering a luxury kitchen, with central island and separate utility room, an open plan sitting room plus dining room and a spacious sun room to the rear. Finally there is the original lounge, which retains its multi fuel stove, but has been divided to incorporate a wet room suitable for those with restricted mobility. This alteration could be readily reversed if preferred but it is ideal for a disabled relative, independent adult or elderly family members.

Externally there is a detached garage and gardens in lawn with pebbled driveway and ample parking. The property benefits from uPVC double glazing & oil fired central heating whilst the beautiful Cloughey beach and Kirkistown Golf club are within easy reach, as is Newtownards town, approximately 16 miles to the north.

Internal viewing is recommended.

Offers Around £225,000

3 Castle Meadow Road

, Cloughey, BT22 1GA



- Spacious detached home
- Sun room
- Ground floor lounge/bedroom 5
- Garden in lawn to front & rear.
- 4 first floor bedrooms - Master ensuite
- Luxury kitchen with central island & separate utility room
- Ground floor wet room
- Sitting room open plan to dining room
- Family bathroom with bath & shower
- Detached garage with generous driveway

Entrance

Entrance hall

18'3x7'7 (5.56mx2.31m)

Kitchen

15'5x13'8 (4.70mx4.17m)

Utility room

7'7x5'9 (2.31mx1.75m)

Dining room

17'4x11'6 (5.28mx3.51m)

Sitting room

14'2x11'6 (4.32mx3.51m)

Sun room

12'6x9'10 (3.81mx3.00m)

Lounge/bedroom 5

13'8x13'8 (4.17mx4.17m)

Wet room

11'11x9'8 (3.63mx2.95m)

Landing

Bathroom

11'1x9'5 (3.38mx2.87m)

Bedroom 1

20'11x11'6 (6.38mx3.51m)

Ensuite shower room

9'4x7'6 (2.84mx2.29m)

Bedroom 2

15'2x13'8 (4.62mx4.17m)

Bedroom 3

15'3x13'8 (4.65mx4.17m)

Bedroom 4

11'2x7'7 (3.40mx2.31m)

Detached garage

19'10x14'10 (6.05mx4.52m)

Outside

Tenure

Property misdescriptions

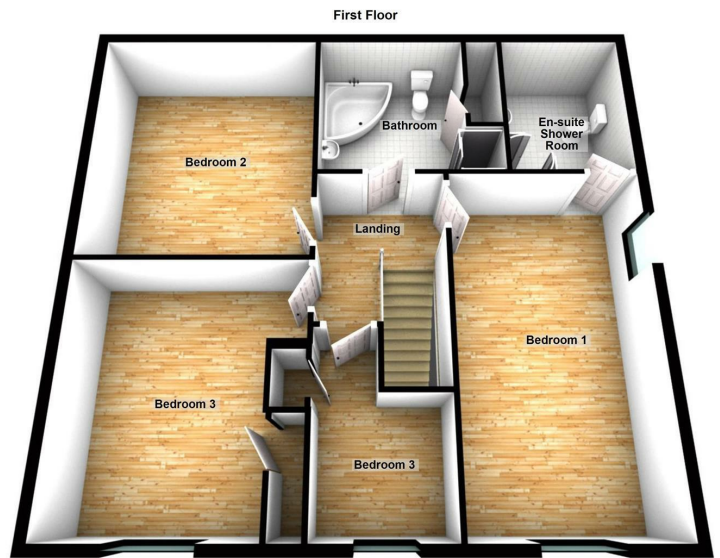
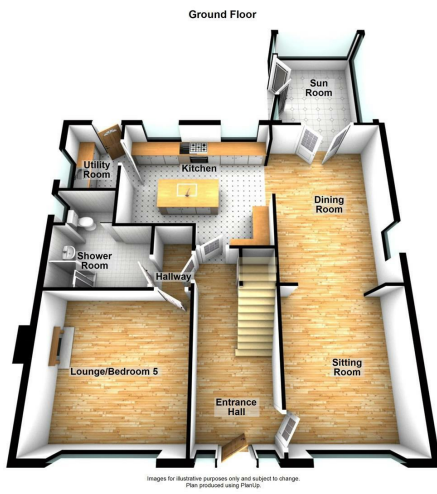


Directions

Travelling towards Cloughey from Kircubbin, The Castle Meadows development is on the left and number 3 is the middle house on the right as you turn in.



Floor Plan



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

61 High Street, Newtownards, Co Down, BT23 7HS

Tel: 028 91 828 100 Email: info@grantestateagents.co.uk <https://www.grantestateagents.co.uk/>