



## 49 Ringbuoy Cove , Cloughey, BT22 1LL

Whether it's a permanent home, a holiday home or a holiday let this detached property would make an enviable purchase. Located just a stones throw from the beautiful Cloughey beach, and with direct pedestrian access from Ringbuou to the beach, this modern property won't fail to impress.

The property offers 3 very generous double bedrooms, including master with en-suite shower room, and a family bathroom on the first floor. The ground floor offers a spacious lounge/diner, with feature fireplace, a practical kitchen, a utility room plus cloakroom and access to the integral garage. It benefits from uPVC double glazing & oil fired central heating.

Externally there is a tarmac driveway and parking area leading to the garage, lawns to both front & "south west" facing to the rear plus paved patio and pathways to all sides. The property is extremely fresh and well looked after so, combined with its enviable location, this property should be viewed to be fully appreciated.

**Offers Around £219,950**

# 49 Ringbuoy Cove

, Cloughey, BT22 1LL



- Modern, well presented detached home
- Direct pedestrian access to the beach close by
- 3 double bedrooms - master with ensuite shower room
- Lounge/dining room with feature fireplace
- Kitchen with casual dining area
- Family bathroom
- Utility & Cloakrooms
- Integral garage
- Gardens to front & south west facing to rear
- Tarmac driveway.

## Entrance

## Porch

4'2x4 (1.27mx1.22m)

## Entrance hall

## Lounge/diner

31'1x12'8 (9.47mx3.86m)

## Kitchen

10'8x10'8 (3.25mx3.25m)

## Utility room

7'3x5'10 (2.21mx1.78m)

## WC

5'9x3'6 (1.75mx1.07m)

## Landing

## Bathroom

7'5x6'10 (2.26mx2.08m)

## Bedroom 1

18x12'8 (5.49mx3.86m)

## En-suite shower room

8'4x6'11 (2.54mx2.11m)

## Bedroom 2

14'2x10'5 (4.32mx3.18m)

## Bedroom 3

10'9x10'5 (3.28mx3.18m)

## Integral garage

17'3x9'9 (5.26mx2.97m)

## Outside

## Tenure

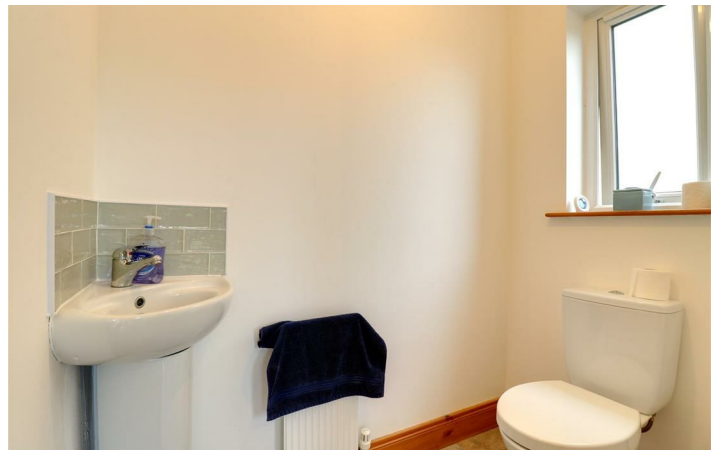
## Property misdescriptions



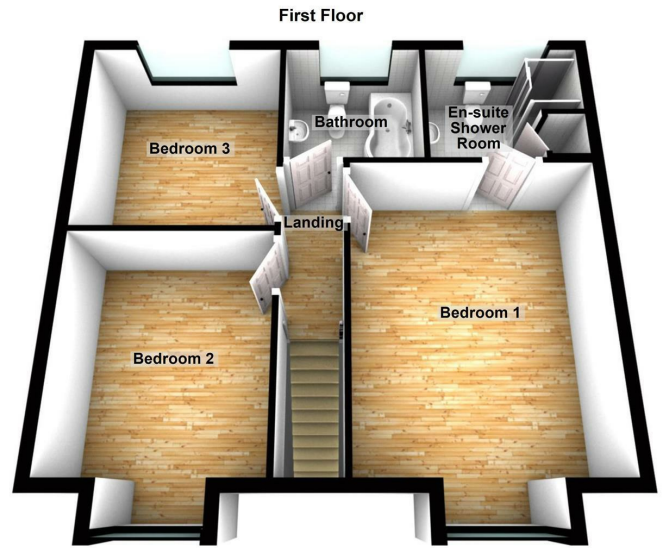
## Directions

Travelling into Cloughey from Portavogie turn left into Ringbuoy Cove and number 49 is first on the right.





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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			
		69	70				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	