



33 Carrowreagh Road , Dundonald, BT16 1TS

"Recalling memories of visits to your granny's as a child, this detached bungalow boasts an enviable elevated site, on the outskirts of Dundonald & Belfast, with fantastic views across the countryside and the city. It was built by the current family and has been much loved and cared for but will undoubtedly require modernisation and upgrading at this stage in its life."

The property is currently arranged with 2 double bedrooms, both with built in storage, but could potentially offer a 3 bedroom using the current lounge if required. This would leave a second sitting room, a kitchen with dining area, a utility room & a family bathroom. Externally the site extends to approx. 0.6 acres with extensive lawns and brick paved driveway. There is a detached garage and WC plus a workshop and greenhouse to the rear (the latter somewhat overgrown at present).

The property already benefits from uPVC double glazing and oil fired central heating but it really is all about the setting, the site and those views. Ease of access to Belfast, Newtownards or Bangor is assured from this location and yet you are very much in the country environment - the best of both worlds.

Interest is expected to be high so an early appointment to view is recommended.

Offers Over £295,000

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- Detached bungalow on elevated site with outstanding views
- Up to 3 bedrooms (if required).
- Sitting room
- uPVC double glazing - Oil fired central heating.
- Site extending to approx. 0.6 acres with lawns front, side & rear
- Lounge with tiled fireplace (3rd bedroom)
- Bathroom
- Property in need of modernisation but well cared for
- Kitchen with dining area & utility room
- Detached garage plus outside WC

Entrance

Entrance porch

7'7x7 (2.31mx2.13m)

Lounge

14x12'5 (4.27mx3.78m)

Sitting room

13'4x11'6 (4.06mx3.51m)

Kitchen/diner

18'8x9'4 (5.69mx2.84m)

Utility room

10x4'7 (3.05mx1.40m)

Bathroom

10'6x7'6 (3.20mx2.29m)

Bedroom 1

13'3x12'1 (4.04mx3.68m)

Bedroom 2

13'3x12'1 (4.04mx3.68m)

Outside WC

5x3'2 (1.52mx0.97m)

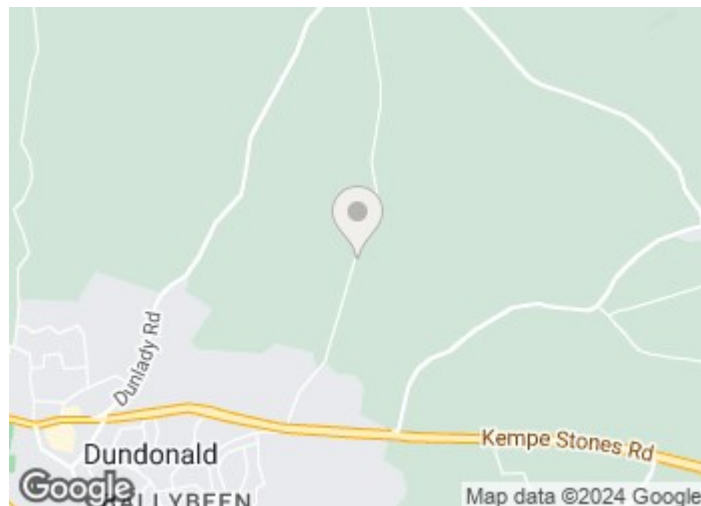
Detached garage

19'6x11'4 (5.94mx3.45m)

Outside

Tenure

Property misdescriptions

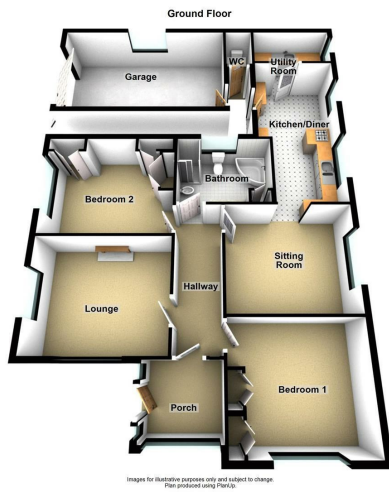


Directions

Carrowreagh Road runs from the Upper Newtownards Road opposite Ballybeen to Dunlady Road at Craigantlet.



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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(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	

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