



## 8 Upper Ballygelagh Road Ardkeen, Kircubbin, BT22 1JH

"A labour of love, was how the owner of this stunning detached cottage described the renovations that they have undertaken and anyone who views the property is sure to be impressed with the end result and the attention to detail, not to mention the generous site."

It's a modern take on a traditional "Irish cottage" but with modern touches and architectural detail that makes it a practical and charming home in equal measure.

The property sits on a site of approximately 0.6 acres and offers 3 bedrooms, master with en-suite WC, a luxury bathroom, with claw foot roll top bath and separate shower, a spacious lounge, with feature stove fireplace, and a homely, farmhouse style kitchen with vaulted ceiling and patio doors to the rear garden.

It benefits from a mix of wood framed and uPVC double glazing, oil fired central heating and boasts exposed stone walls, wood and Chinese slate flooring plus features like school house radiators plus reclaimed wood and door furniture to add charm and character in spades.

Look, you need to see this home to appreciate it - it may not be everyone's cup of tea but it is beautiful inside and out so call us now to secure a personal appointment to view and see it for yourself.

**Offers Around £289,950**

# 8 Upper Ballygelagh Road

Ardkeen, Kircubbin, BT22 1JH



- Exceptional detached and extended bungalow
- Spacious lounge with feature stove fireplace
- Site extending to approximately 0.6 acres in lawn with paved patio.
- Fully modernised
- Classic "Irish Cottage" feel inside and out
- Luxury bathroom with claw foot bath & separate shower
- Double glazed - Oil fired central heating
- 3 bedrooms - master with en-suite WC.
- Farmhouse style kitchen with vaulted ceiling
- Full of architectural features

## Entrance

## Entrance hall

## Kitchen/diner

17'7x13'6 (5.36mx4.11m)

## Lounge

20'4x14'5 (6.20mx4.39m)

## Bathroom

12x7'2 (3.66mx2.18m)

## Bedroom 1

15'1x15'1 (4.60mx4.60m)

## Bedroom 2

11'4x9 (3.45mx2.74m)

## Bedroom 3

11x9'10 (3.35mx3.00m)

## Outside

## Tenure

## Property misdescriptions

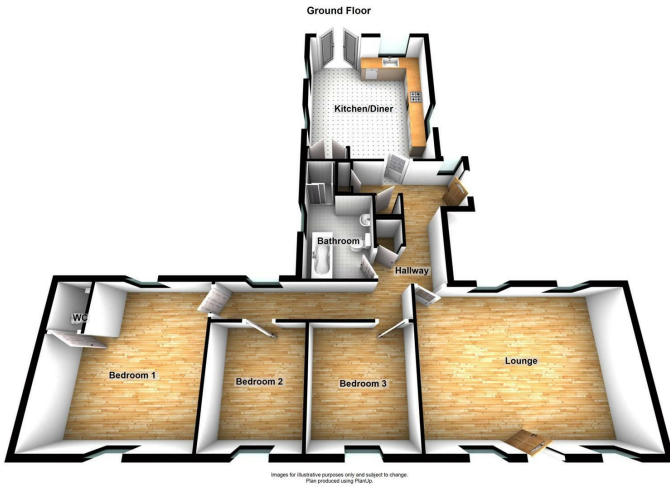


## Directions

Travelling out of Kircubbin towards Portaferry along the coast road turn left onto Loughdoo Road, left again onto Ballygelagh Road then left once more onto Upper Ballygelagh Road and number 8 is located on the left.



# 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	(82 plus) <b>A</b>		
(81-91) <b>B</b>				(69-81) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Northern Ireland</b>		EU Directive 2002/91/EC		<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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