



## 9 Kircubbin Road , Cloughey, BT22 1JE

"If you're going to extend a property you may as well go big! How about over 1,850 sq.ft. big! With 4 double bedrooms and an open plan kitchen/living/dining room, welcome to 9 Kircubbin Road, Cloughey!"

One of the most deceptively spacious properties that I have come across recently, this is a very nicely presented double fronted property that will not disappoint. The ground floor centres around an open plan kitchen/living/dining area with high quality oak kitchen, feature rustic brick fireplace with cast iron multi fuel stove and uPVC double glazed patio doors to the rear garden. Additionally on this floor there is a large lounge, with feature fireplace, a luxury bath & shower room, with "body jet shower" and a double bedroom/office.

On the first floor the surprises continue with an spacious master bedroom, two additional double bedrooms and a modern bathroom with "body jet shower". Externally there is a detached garage, which includes a utility area with WC, a concrete driveway and gardens to both front & rear in lawns with mature shrubs. The property benefits from uPVC double glazing & oil fired central heating and is just a short walk from the beautiful Cloughey beach or Kirkistown golf club.

**Offers Over £189,950**

# 9 Kircubbin Road , Cloughey, BT22 1JE



- Extended semi detached chalet style bungalow
- Open plan living/kitchen/diner to rear
- uPVC double glazing - Oil fired central heating
- Overlooking the golf course and just a short walk from the beach
- Deceptively spacious at over 1,850 sq.ft.
- Lounge with feature fireplace
- Detached garage with utility & WC - Tarmac driveway
- 4 double bedrooms
- Luxury bathroom & Shower room
- Gardens to front & enclosed to rear

## Entrance

## Entrance hall

## Kitchen/diner

19'6x10 (5.94mx3.05m)

## Living room

18'10x14'9 (5.74mx4.50m)

## Lounge

21'10x11'2 (6.65mx3.40m)

## Bathroom

11x10 (3.35mx3.05m)

## Bedroom 4

10'5x10 (3.18mx3.05m)

## Landing

## Bedroom 1

15'8x14'10 (4.78mx4.52m)

## Bathroom

7'5x6 (2.26mx1.83m)

## Bedroom 2

13'10x11'3 (4.22mx3.43m)

## Bedroom 3

13x12 (3.96mx3.66m)

## Detached garage

17'3x11'11 (5.26mx3.63m)

## Utility room

8'2x5'9 (2.49mx1.75m)

## WC

5'10x3'2 (1.78mx0.97m)

## Outside

## Tenure

## Property misdescriptions

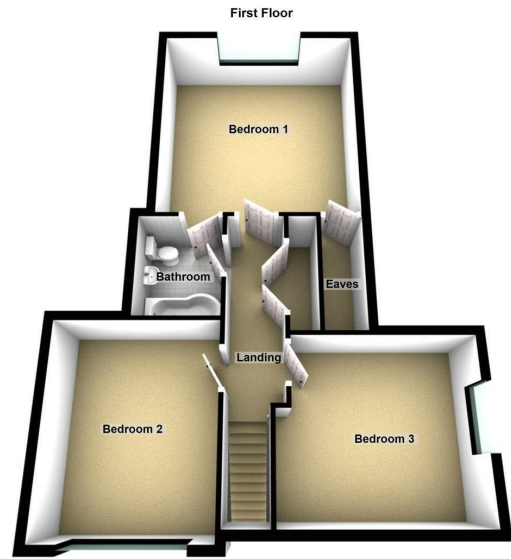
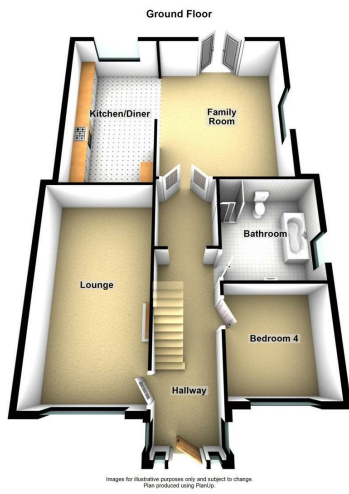


## Directions

Kircubbin Road runs directly from Cloughey to Kircubbin via Kirkistown & Rubane.



# 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			
		66	69				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	