



148 Rubane Road , Kircubbin, BT22 1AU

"Who with kids wouldn't want a garden big enough for a football pitch? Well, perhaps not literally, but at 1.1 acres you'll have all the outside space you could need and at nearly 3,000 sq.ft. internally you won't be short on space inside either!"

The heart of this home is the open plan Living/Kitchen/Diner and Sun room which provides a huge amount of space for family or entertaining and includes a vaulted ceiling, central island, breakfast bar and multi fuel stove. In addition there is a separate formal lounge, with another feature fireplace and views across the grounds, whilst sleeping needs are taken care of with 4 double bedrooms, including a master with luxury en-suite shower room and walk in wardrobe. Saving the best to last, you can't fail to be impressed by the recently upgraded bathroom with its, corner "Whirlpool" bath, separate shower and modern tiling. Moving to the rear of the property you will find a useful utility room which leads through to the double garage, with separate WC and access to a loft/games room.

The property benefits from uPVC double glazing & fascia and oil fired central heating and is conveniently located to Cloughy, Kircubbin, Portavogie and the Ards Peninsula. Internal viewing is essential to fully appreciate this beautiful rural home.

Offers Around £375,000

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- Spacious detached bungalow of approx. 3,000 sq.ft.
- Luxury bathroom
- Double garage with games room above
- Charming rural setting close to Cloughey, Kircubbin & Portavogie.
- Gardens and driveway extending to approx. 1.1 acres.
- Open plan kitchen/dining/sitting/sun room with central island & feature stove
- Utility room
- 4 double bedrooms - master with ensuite & walk in wardrobe
- Lounge with feature fireplace
- uPVC double glazing - Oil fired central heating

Entrance

Porch

7'3x3'2 (2.21mx0.97m)

Entrance hall

Living/Kitchen/Diner

43x15 (13.11mx4.57m)

Sun room

11'10x10'10 (3.61mx3.30m)

Utility room

12'2x7'9 (3.71mx2.36m)

Lounge

17'8x14'5 (5.38mx4.39m)

Bathroom

11'4x8'7 (3.45mx2.62m)

Bedroom 1

13'11x11'4 (4.24mx3.45m)

En-suite shower room

10'6x3'9 (3.20mx1.14m)

Bedroom 2

14'5x11'9 (4.39mx3.58m)

Bedroom 3

14'5x11'2 (4.39mx3.40m)

Bedroom 4

13'6x11'4 (4.11mx3.45m)

Integral double garage

23x21 (7.01mx6.40m)

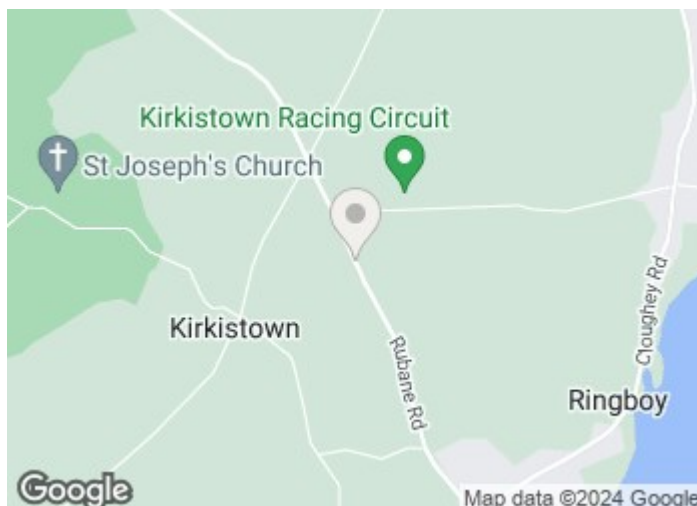
WC

Boiler house

Outside

Tenure

Property misdescriptions

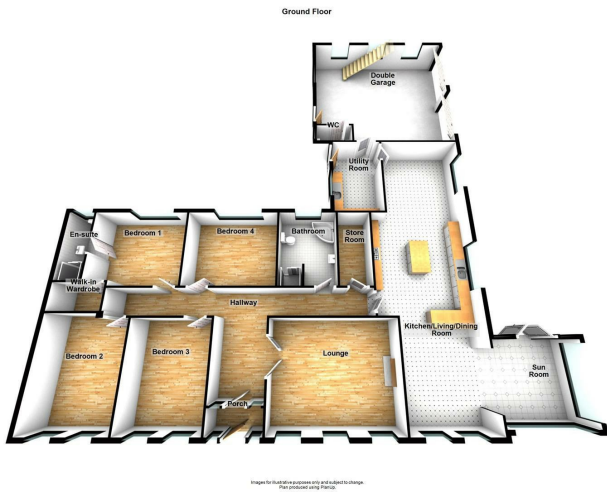


Directions

Travelling past Kirkistown Race course towards Cloughey, just past Bog Road, turn right onto the concrete laneway and number 148 is located on the right.



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	

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