



## 148 Rubane Road Kircubbin, Newtownards, 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 Over £350,000**

# 148 Rubane Road

Kircubbin, Newtownards, BT22 1AU



- 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)

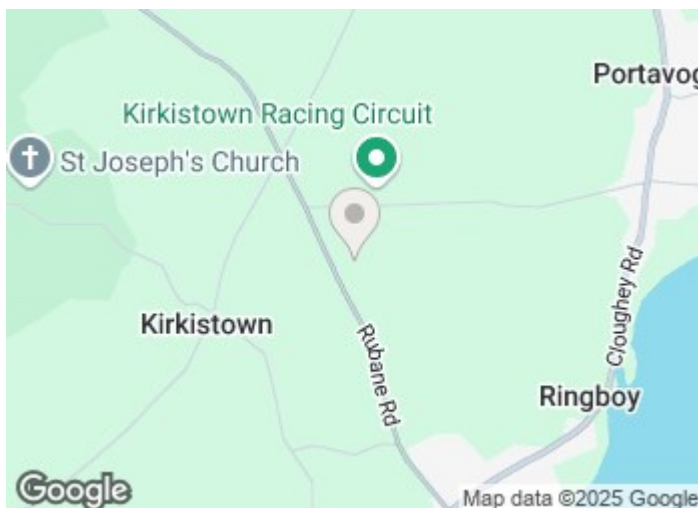
## WC

## Boiler house

## Outside

## Tenure

## Property misdescriptions

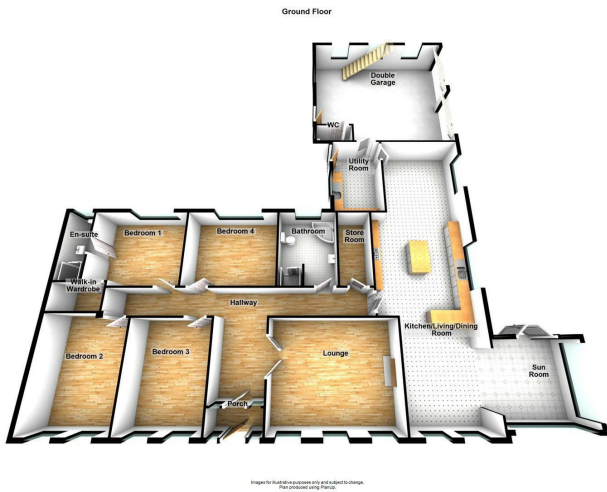


## Directions

Travelling past Kirkistown Race course towards Cloughey, just past Bog Road, turn left onto the concrete laneway and number 148 is located 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				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(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			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland				Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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