



39 Castle Meadow Road Cloughey, Newtownards, BT22 1GA

"Set in the lovely coastal village of Cloughey this detached home is the home that grows with you and your family, or perhaps is perfect as it is".

The property is currently a straightforward though spacious bungalow offering a lounge, with feature fireplace, a modern kitchen with dining area, a luxury shower room, a useful utility room and 2 double bedrooms. The property is well looked after and benefits from real wood flooring to most rooms.

The real key to this property, however, is the roof space which was built with steel beams and block walls to allow 1st floor conversion with the addition of a permanent staircase in the spacious hallway and the completion of flooring, stud walling, electrics and plumbing. Most commonly this then adds an additional 2 - 3 bedrooms and a bathroom, depending on your requirements.

Externally there is a garden to the front in lawn, facing a lovely common green area, a tarmac driveway and a fully enclosed rear yard in tarmac with brick paved patio, offering additional parking space or the potential to reinstate a lawn if preferred.

All in all, whether you need a retirement home or a home that will grow as your family needs grow, this property must be viewed to be appreciated.

Offers Around £199,950

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- Spacious detached bungalow
- Lounge with feature fireplace
- Utility Room
- Tarmac driveway & rear yard - Garden in lawn to front
- Ready for 1st floor conversion if required
- Kitchen with casual dining area
- uPVC double glazing & fascia
- 2 double bedrooms
- Luxury shower room
- Oil fired central heating

Entrance

Entrance hall

29'8x7'8 (9.04mx2.34m)

Lounge

18'8x11'7 (5.69mx3.53m)

Kitchen/diner

15'4x11'7 (4.67mx3.53m)

Utility room

8'9x7'8 (2.67mx2.34m)

Shower room

11'11x7'2 (3.63mx2.18m)

Bedroom 1

12'9x11'1 (3.89mx3.38m)

Bedroom 2

13'11x11'11 (4.24mx3.63m)

Outside

Tenure

Property misdescriptions



Directions

Travelling into Cloughey from Kircubbin, past Kirkistown Race Course, turn left into Castle Meadow Development then 2nd right into Castle Meadow Road and number 39 is on the right facing the green.



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	(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			
		73	74				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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