

36 Cooks Brae

Kircubbin, Newtownards, BT22 2SG

"A beautifully presented and spacious detached home, conveniently located to local amenities and with lough views towards the Mourne Mountains".

Located just on the edge of Kircubbin village opposite the Eurospar, this detached home is truly surprising given the style and standard of internal presentation - it truly is an impressive home that you could move straight into.

The property offers 2 first floor large double bedrooms, both with built in storage, and a modern shower room. The ground floor centres around an open plan kitchen/living/dining room, with modern gloss tile flooring and generous range of kitchen units, with integrated appliances, plus a large utility room, with access to the integral garage. In addition there is a spacious lounge with feature fireplace and a second modern shower/bathroom.

It benefits from oil fired central heating, with recently upgraded boiler, & uPVC double glazing whilst, externally, there is a generous tarmac driveway and parking area to the front and an enclosed low maintenance garden to the rear.

Internal viewing is highly recommended.

Offers Around £235,000

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- Beautifully presented detached home
- Open plan kitchen/living/dining room
- uPVC double glazing
- Views of Strangford Lough towards Mourne Mountains.
- 3 bedrooms - 2 on first floor
- Large utility room with access to integral garage
- Oil fired central heating
- Lounge with feature fireplace
- Ground floor & first floor shower rooms
- Low maintenance gardens front & rear with tarmac driveway

Entrance

Entrance hall

17x6'2 (5.18mx1.88m)

Lounge

17'10x12 (5.44mx3.66m)

Living/kitchen/dining room

28'5x13 (8.66mx3.96m)

Utility room

11'4x10'10 (3.45mx3.30m)

Bathroom

9'5x7'3 (2.87mx2.21m)

Bedroom 3

10'2x9'5 (3.10mx2.87m)

Landing

Shower room

6'7x6'1 (2.01mx1.85m)

Bedroom 1

18'8x12 (5.69mx3.66m)

Bedroom 2

18'5x9'5 (5.61mx2.87m)

Outside

Tenure

Property misdescriptions

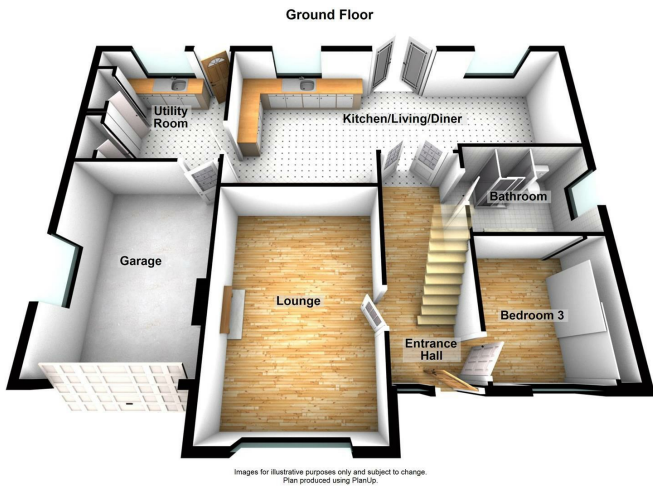


Directions

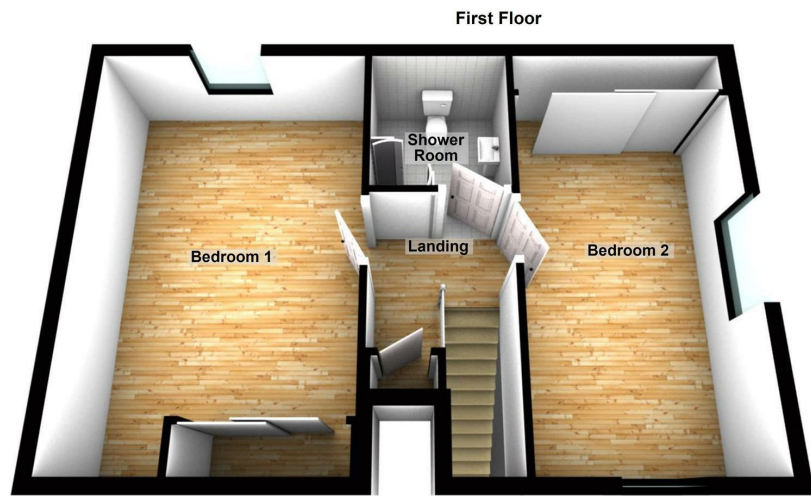
Travelling down the Ards Peninsula and through Kircubbin village 36 Cooks Brae is located on the left opposite the Eurospar.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.



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			
		60	63				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	