

40 Ringbuoy Cove

Cloughy, Newtownards, BT22 1LL

"Ringbuoy Cove has a character and charm that is almost unique given the style and presentation of the properties but also their coastal location with direct pedestrian access to the beautiful Cloughy beach. Loved by permanent residents and holiday makers alike".

This end townhouse has been very well presented by its current owner and offers 2 spacious first floor bedrooms and a modern shower room, plus a ground floor lounge/diner, with feature fireplace, a recently built conservatory, a modern kitchen with gloss finishes, a utility room and an integral garage.

It benefits from uPVC double glazing & fascia and oil fired central heating.

Externally there is a pleasant "south facing" rear garden, with low maintenance pebbles & paved patio areas, plus a pebbled driveway and small garden to the front. Take a stroll around the block, however, and you'll find direct pedestrian access to the stunning beach, perfect for those with children, grand children or pets.

Cloughy boasts a popular golf course plus local Centra whilst Newtownards and Bangor are roughly 1/2 an hour to the north via car. Internal viewing is strongly recommended.

Offers Around £177,500

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- Modern end townhouse
- Kitchen with separate utility room
- Integral garage
- Direct pedestrian access to the beautiful Cloughey beach just around the corner
- 2 double bedrooms
- Conservatory
- uPVC double glazing & fascia - Oil fired central heating
- Open plan lounge/dining room with feature fireplace
- Modern shower room on 1st floor
- Gardens to front & rear with pebbled & paved patio

Entrance

Porch

3'11x3'6 (1.19mx1.07m)

Hallway

Lounge

17'11x12 (5.46mx3.66m)

Dining area

10'8x9'9 (3.25mx2.97m)

Conservatory

9'7x7'9 (2.92mx2.36m)

Kitchen/diner

10'8x10'8 (3.25mx3.25m)

Utility room

10'9x4'10 (3.28mx1.47m)

Landing

Bathroom

7'5x6'7 (2.26mx2.01m)

Bedroom 1

16'3x11'11 (4.95mx3.63m)

Bedroom 2

16'3x10'2 (4.95mx3.10m)

Integral garage

17'3x9'7 (5.26mx2.92m)

Outside

Tenure

Property misdescriptions

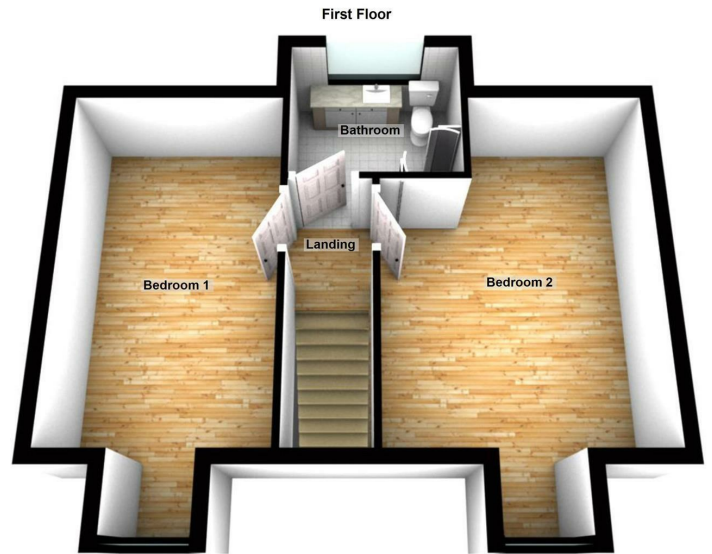
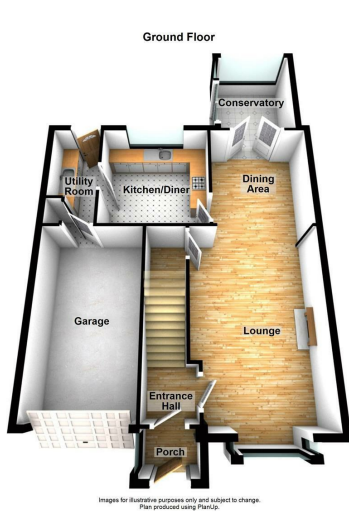


Directions

Travelling into Cloughey from Portavogie turn left into Ringbuoy Cove and number 40 is directly ahead.



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 (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	