



42 Quarter Road Cloughy, Newtownards, BT22 1JF

Located less than 1/2 mile from the beautiful Cloughy beach yet in the heart of rural countryside this detached home is deceptively spacious, at over 1,250 sq.ft. having benefited from a practical extension and roof space conversion some years ago.

It offers two reception rooms to the front, one with a feature tiled fireplace and adjacent to the kitchen, and 2 ground floor bedrooms including a spacious master to the rear. The bathroom has been prepared for a person with restricted mobility and would benefit from a refit to suit most tastes. The first floor offers two further bedrooms both with views of Kirkistown golf course and one with dual aspect offering additional countryside views to the rear.

The property is in overall good condition and a little paint and fresh floor coverings would quickly bring it up to date. The oil fired boiler was replaced within the last few years and windows and fascia are uPVC double glazed. Most buyers will choose to upgrade the bathroom and some may consider knocking through the kitchen and sitting room to provide a central living area, in keeping with modern tastes.

The location of this property is charming with the beach within easy reach and the golf course to the front plus open countryside to the rear - an ideal holiday home or practical family home depending on your situation.

Offers Around £229,950

42 Quarter Road

Cloughey, Newtownards, BT22 1JF



- Extended detached bungalow
- Sitting room with tiled fireplace
- uPVC double glazing & fascia
- Golf course & countryside views - Short walk to the beach
- 4 bedrooms - 2 on first floor with excellent views
- Kitchen
- Oil fired central heating
- Lounge
- Ground floor shower room
- Gardens to front and side with rear yard and utility shed

Entrance

Porch

4'3x4 (1.30mx1.22m)

Hallway

Sitting room

11'4x10'6 (3.45mx3.20m)

Kitchen/diner

12'6x10'2 (3.81mx3.10m)

Lounge

12'2x10'5 (3.71mx3.18m)

Bedroom 1 (Rear GF)

15'8x10'2 (4.78mx3.10m)

Shower room

8'9x8'6 (2.67mx2.59m)

Bedroom 4 (GF)

12'11x8'2 (3.94mx2.49m)

Landing

14'2x4 (4.32mx1.22m)

Bedroom 2

14'2x11'7 (4.32mx3.53m)

Bedroom 3

12x11'1 (3.66mx3.38m)

Utility shed

Outside

Tenure

Buyers notes

Property misdescriptions

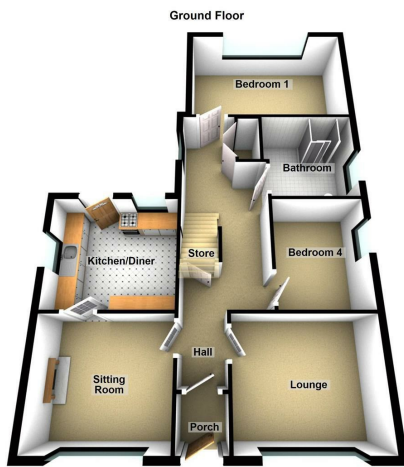


Directions

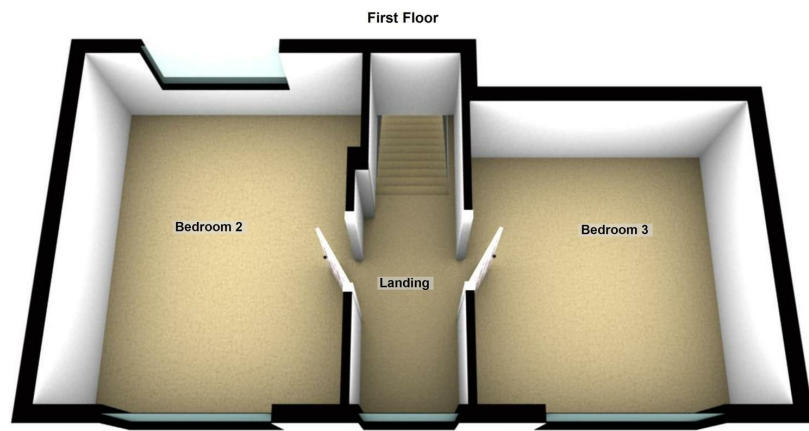
Travelling through Cloughey in the Portaferry direction turn right onto Quarter Road just past the Primary School. Number 42 is the last of the row of properties on the left facing the Golf course.



Floor Plan



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



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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			
			65				
		34					
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	