

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**6 LONG ISLAND DRIVE,  
KIRCUBBIN,**

**OFFERS AROUND £259,950**



Located in the popular Long Island Development in Kircubbin, this detached chalet bungalow is easily accessible to local amenities, schools, main arterial routes along the peninsula and Strangford Lough.

The property offers, a bright entrance hallway, spacious living room with log burner, modern fitted kitchen with range of appliances, dining room, conservatory, office space, cinema room/downstairs bedroom and family bathroom comprising of white suite.

On the first floor, there are another three bedrooms, one with built in storage and eaves storage, and another family bathroom comprising of white suite. The property has oil fired central heating and has double glazed windows.

Externally, there is an integral garage, plumbed for appliances, fully enclosed rear garden and brick paviour driveway with space for multiple vehicles.

Early viewing is recommended, to not miss out on a wonderful family home!



## Key Features

- Detached Property In Sought After Development
- Modern Fitted Kitchen, With The Addition Of Two Reception Rooms
- Oil Fired Central Heating And Double Glazed Windows
- Enclosed Rear Garden And Brick Paviour Driveway With Space For Multiple Vehicles
- Four Bedrooms, One Downstairs, One With Built In Storage
- Two Bathrooms Comprising Of Three Piece White Suites
- Integral Garage, Plumbed For Appliances
- The Property Attracts A Wide Variety Of Potential Clients, Early Viewing Recommended To Not Miss Out A Lovely Family Home



### Accommodation Comprises

#### Hall

Solid oak flooring, recessed spotlights, storage space under the stairs.

#### Office

9'5" x 9'11"  
Solid oak flooring.

#### Living Room

11'8" x 15'9"  
Wood effect laminate flooring, stove with slate hearth and wooden mantle.

#### Snug/Downstairs

##### Bedroom

9'11" x 16'1"  
Recessed spotlights.

#### Kitchen

11'7" x 14'10"  
Modern fitted kitchen, range of high and low level units, laminate work surfaces, inset one and a quarter sink with mixer tap and drainer, integrated fridge/freezer, integrated dishwasher, four ring electric hob, integrated oven and grill, stainless extractor hood, wood effect laminate flooring, recessed spotlights, part tiled walls.

#### Dining Room

11'5" x 10'5"  
Wood effect laminate flooring, double patio doors into conservatory.

### Conservatory

10'4" x 13'4"  
Wood effect laminate flooring, double doors into enclosed rear garden.

### Bathroom

White suite comprising, panelled bath with mixer tap, shower enclosure, wall mounted overhead shower, glass door, low flush w/c, pedestal wash hand basin with mixer tap, heated towel rail, tiled floor, tiled walls, recessed spotlights, extractor fan.

### First Floor

#### Bedroom 1

11'6" x 18'8"  
Double bedroom with wood effect laminate flooring.

#### Bedroom 2

14'2" x 9'6"  
Double bedroom, wood effect laminate flooring, built in sliding wardrobes.

#### Bedroom 3

8'7" x 14'10"  
Velux style window, wood laminate flooring.

### Bathroom

White suite comprising, panelled bath with mixer tap, shower enclosure with wall mounted overhead shower, sliding doors, low flush w/c, pedestal wash hand basin with mixer tap, recessed spots, extractor fan, tiled floor, tiled walls.

### Garage

9'8" x 16'2"  
Roller door, power, light, plumbed for washing machine and tumble dryer, single stainless steel sink with mixer tap and drainer

### Outside

Front - Brick paviour driveway with space for multiple vehicles, brick paviour path to the front door, area in lawn, area in shrubs and hedging. Rear - Fully enclosed, area in lawn, area in patio, greenhouse, side gate for bin access, outside tap and light, area in brick paviour, area in shrubs and hedging.













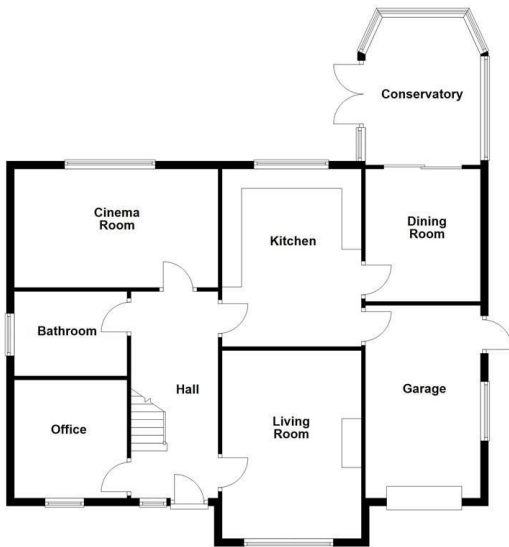




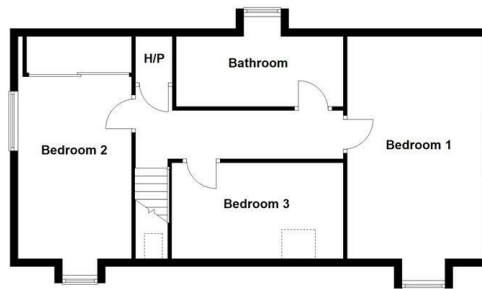




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

6 Long Island Drive, Kirubbin

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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