

028 9187 8956

Estate Agent of the Year
Northern Ireland 2016

Tim Martin
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



39 Black Causeway Road
Strangford BT30 7LX

OFFERS
AROUND

£165,000

CASH OFFERS ONLY

An excellent opportunity to acquire this spacious detached bungalow set in its own mature grounds, in this pleasing rural location, just outside Strangford village.

The property is in need of extensive renovation, however offers the purchaser the opportunity to put their own stamp on the property and create their own dream home, in a much sought after area. The property, currently fitted with oil fired central heating and double glazing comprises of three bedrooms, two reception rooms, fitted kitchen with a spacious dining area, bathroom and shower room. Outside, a short driveway makes way to a detached garage, whilst spacious gardens surround the property.

Strangford village is approximately 1.5 miles away where there are plenty of pubs and restaurants to choose from. The Strangford – Portaferry ferry crossing makes the Ards Peninsula easily accessible whilst The National Trust's Castle Ward is only a short drive away, where you can enjoy beautiful walks and family events throughout the year.

ACCOMMODATION

ENTRANCE PORCH

Glazed upvc entrance door with matching side panels; cornice ceiling; glazed door through to:-

RECEPTION HALL 4.45m (14'7) x 2.46m (8'1)

Corniced ceiling.

LOUNGE 7.09m (23'3) x 5.16m (16'11) at widest points.

Tiled fireplace with matching heath; partial corniced ceiling; tv aerial connection point; bay window.

FAMILY ROOM 4.09m (13'5) x 2.79m (9'2)

Embossed cast iron fireplace with tiled hearth.

KITCHEN / DINING AREA 6.73m (22'1) x 3.2m (10'6)

Good range of oak high and low level cupboards and drawers with matching glazed display cabinet incorporating 1½ tub stainless steel sink unit with mono mixer tap; integrated Hygena electric under oven with Diplomat 4 ring gas hob; concealed extractor fan over; integrated fridge / freezer; formica worktops; fluorescent lights.



SIDE HALL

Glazed upvc door to rear.

SHOWER ROOM 3.18m (10'5) x .74m (2'5)

Tiled shower cubicle.

BEDROOM 1 3.4m (11'2) x 2.95m (9'8)

Corniced ceiling.

BEDROOM 2 3.66m (12'0) x 3.33m (10'11)

BEDROOM 3 3.68m (12'1) x 2.9m (9'6) maximum measurements

Built in cupboards.

BATHROOM 2.41m (7'11) x 1.83m (6')

White suite comprising panelled bath; pedestal wash hand basin; low flush wc; part tiled walls.

OUTSIDE

DETACHED GARAGE 5.61m (18'5) x 3.3m (10'10)

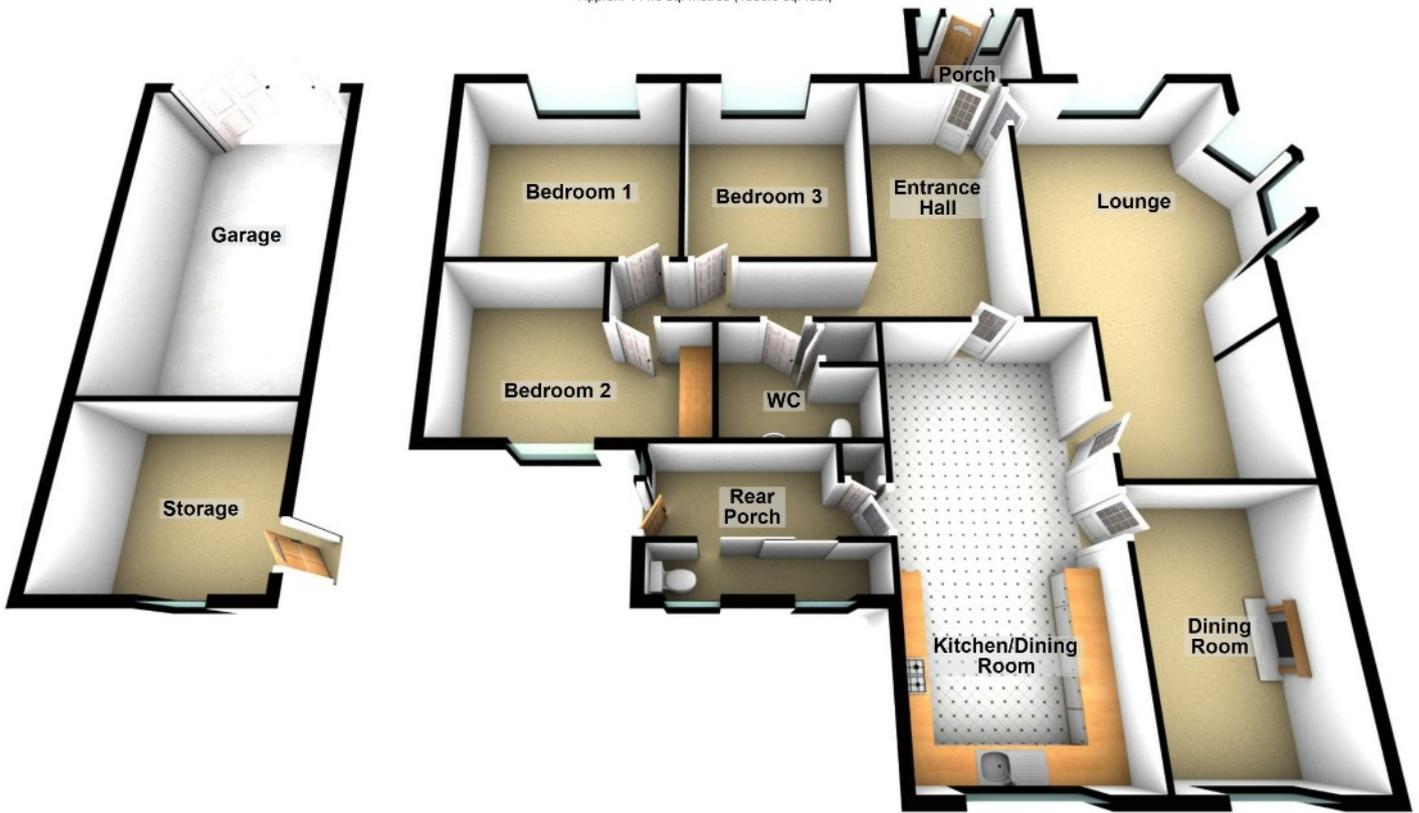
Double wooden doors.

GARDENS

Spacious gardens are situated to the front, side and rear of the residence.

Ground Floor

Approx. 144.6 sq. metres (1556.0 sq. feet)



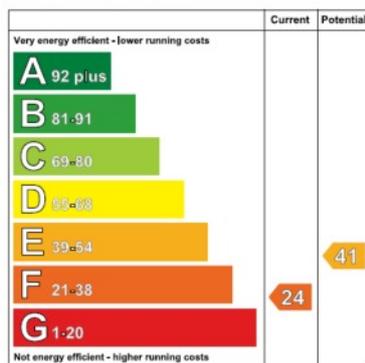
Total area: approx. 144.6 sq. metres (1556.0 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

39 Black Causeway Road, Strangford



CAPITAL / RATEABLE VALUE £150,000. Rates Payable = £1,270.05 per annum (approx)



VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

Contact us now to arrange a free, no obligation valuation



MAILING LIST

Join Our Mailing List to receive free texts or emails on newly added properties



Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

