

1 Kircubbin Road,
Cloughey, BT22 1JE



Offers Around £145,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A well-presented semi-detached chalet bungalow
- Ideally positioned close to Cloughey Beach, Kirkistown Golf Course, Tennis Club and Bowling Club
- Large corner site with gardens laid in lawn to front, side and rear
- Three bedrooms, bed 1 located on ground floor
- Lounge with attractive fireplace with open fire
- Deluxe kitchen with high and low level units
- Deluxe bathroom on ground floor comprising modern white suite
- Large tarmac driveway to front and side of property
- Oil fired central heating system
- uPVC double glazed windows and doors

SUMMARY

Occupying a large corner site and positioned only a 5 min stroll to Clougheys award winning beach, we offer this superb semi-detached chalet bungalow to the open market.

No 1. Kircubbin Road has been finished to a high standard of specification throughout, offering bright airy and adaptable accommodation within The property offers convenience to many local amenities, Kirkistown Race Circuit, Kirkistown Castle Golf Club, Cloughey beach, Tennis Club and Bowling Club. This f beautiful home is sure to create interest and will ideally suit first time buyers, young families or those seeking a retreat after the working week.

Internally the accommodation comprises: entrance hall, deluxe bathroom, lounge with open fire, deluxe fitted kitchen and downstairs bedroom. On the first floor there are two further bedrooms both with views to the Irish Sea/ Cloughey Bay.

Outside the property is set on a large corner site and has been well maintained gardens to the front, side and rear. A spacious tarmac driveway provides ample parking facilities for all the family.

To arrange a viewing appointment, please contact our Newtownards branch on 02891 800700 at your earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door to:

ENTRANCE HALL:

Concealed Hotpress, copper cylinder, immersion heater.

DELUXE BATHROOM:

Modern white suite comprising: Panelled bath with Redring thermostatically controlled shower over, shower screen, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, chrome towel radiator.



LOUNGE:

14' 1" x 10' 9" (4.29m x 3.28m)

Attractive pine fireplace surround, cast iron inset, open fire, tiled hearth, telephone point.

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BEDROOM (1):
12' 2" x 10' 4" (3.71m x 3.15m)

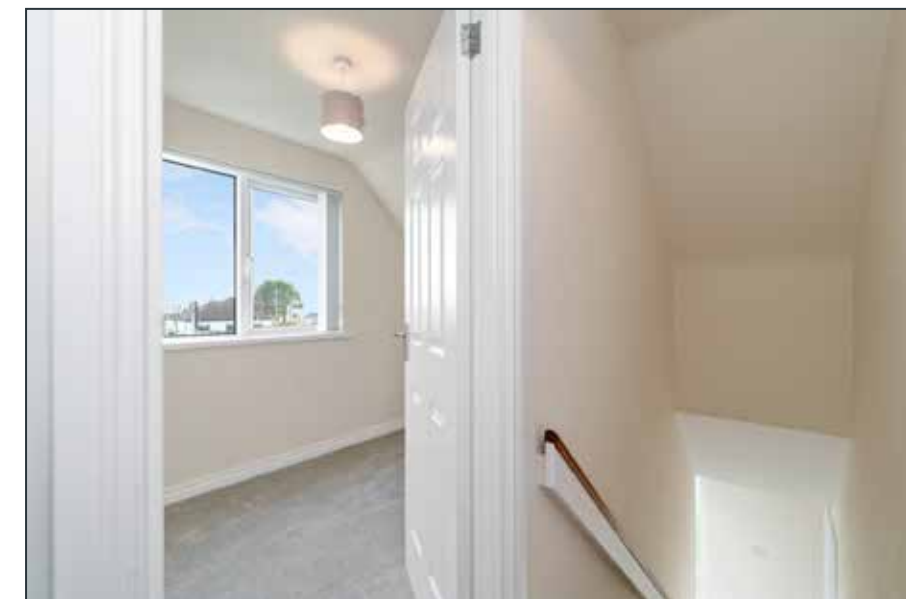
Built in robe.



DELUXE KITCHEN:
10' 8" x 9' 1" (3.25m x 2.77m)

Single drainer stainless steel sink u nit with mixer taps, range of high and low level units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, stainless steel extractor hood, wall tiling, ceramic tiled floor, plumbed for washing machine, uPVC double glazed door to rear garden.

FIRST FLOOR





BEDROOM (2):
12' 0" x 7' 1" (3.66m x 2.16m)
 Views to Cloughey Bay and the Irish Sea.



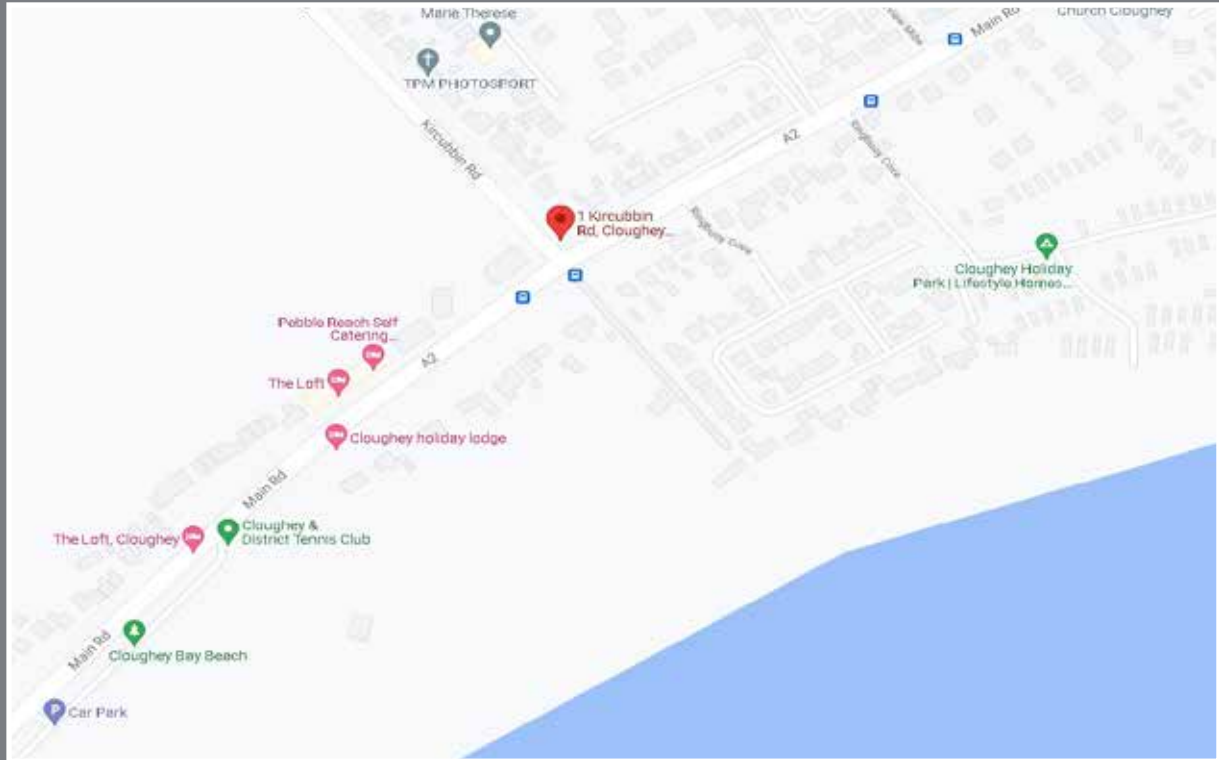
BEDROOM (3):
12' 0" x 10' 9" (3.66m x 3.28m)
 Views to Irish Sea and Kirkistown Castle Golf Course.



OUTSIDE
 Gardens to front, side and rear laid out in lawns, paved path, fencing and garden shed. Large tarmac driveway to front and side of property.



Location



The property is located at the junction of Kircubbin Road and Main Road, Cloughey

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/K/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	47 E	
21-38	F		
1-20	G		

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