

simon**BRIEN**  
RESIDENTIAL

'Snowdrop Brae'  
47 Portaferry Road,  
Cloughey, BT22 1HP



Offers Around £320,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- A deceptively large, beautifully presented, detached bungalow
- Constructed on behalf of our clients in 2003, extended 2018
- Located only a few minutes' drive from Cloughey's award winning beachfront
- Cloughey also offers an all weather Tennis Club, Outdoor Bowling Pavilion, 18 hole Golf Course and Kirkistown Racecourse
- Large entrance hall with separate cloak storage
- Lounge with inset 'Heta' stove
- Large kitchen/ dining room with full range of high and low level units
- Open living space with vaulted ceiling, AGA stove and direct access to rear
- Four double bedrooms, master with wet room en suite
- Superb family bathroom comprising modern white suite
- Detached double garage with twin roller doors – ideal space to work on or store vehicles
- Log store and timber garden shed for storing garden machinery
- Resting on a c.0.7 of an acre of well-tended gardens in lawns, trees, hedging and insulated summerhouse
- Approached via tarmac driveway leading to ample parking/ turning space immediately behind the dwelling
- Zoned underfloor oil fired central heating system
- uPVC double glazed windows and doors
- Owned 16 PV solar panels with 5 years remaining on ROC payments
- Freehold



## SUMMARY

Offering to the open market this superb, detached bungalow, which is presented to a high standard throughout, and truly deceptive in its proportions. No. 47 Portaferry Road, Cloughey is located amidst a beautiful countryside landscape, just a 2 min drive from the popular coastal village of Cloughey. Cloughey offers a large award winning boardwalk and sandy beachfront to enjoy, and with that water sports along with a popular Tennis Club and outdoor Bowling Pavilion, there is also an 18 hole Links Golf Course and Kirkistown Racecourse for the motorsport fanatic.

Located on the main road from Cloughey to Portaferry the property is neatly positioned within c.0.7 acres of mature and landscaped gardens, with a great selection of trees, large lawn areas, summerhouse, and well stocked flowerbeds for all the family to enjoy. Constructed on behalf of our clients in 2003 the accommodation briefly comprises: Entrance porch leading to large entrance hall with separate cloak storage, lounge inset 'Heta' stove, large kitchen/ dining room with excellent range of high and low level units which is open to a large living space with vaulted ceiling, AGA stove and features wide glazed units leading to the rear gardens, a great sized separate utility. There are four double bedrooms, the master bedroom provides countryside views and a wet room en suite, a substantial family bathroom services the other three bedrooms.

Of particular note, there is a superb detached double garage - a place to work on vehicles or simply to securely store cars or a vintage tractor, log store and additional timber garden shed – ideal for garden machinery. The gardens stretch far behind the dwelling and provide extensive lawn area's, mature trees and hedging, large wildflower meadow and insulated summerhouse. The property is approached via a tarmac driveway leading on to ample parking/ turning space to the immediate rear.

'Snowdrop Brae' offers something for everyone in the family, to arrange your viewing appointment, please contact our Newtownards office on 02891 800700.

**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

uPVC double glazed front door, outside light.

**LARGE ENTRANCE PORCH:**

Polished oak floor, LED recessed spotlighting, glazed door with matching side panels to Entrance Hall.

**ENTRANCE HALL:**

Polished oak floor, velux window, integrated roofspace access, LED recessed spotlighting, walk in cloaks cupboard, polished oak floor, concealed Hotpress, Megaflo high efficiency water tank.

**LOUNGE:**

**17' 11" x 13' 7" (5.46m x 4.14m)**

Feature inset Heta wood burning stove, log storage below, polished oak floor, light well, glazed double doors to open plan living space, open to Kitchen/Dining Room.



**DELUXE FITTED KITCHEN/DINING ROOM:**

**21' 10" x 11' 8" (6.65m x 3.56m)**

Blanco 1.5 tub single drainer sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, 4 ring ceramic hob unit, glass and stainless steel extractor hood, double built in oven, plumbed for dishwasher, display cabinet, concealed lighting, wall tiling, ceramic tiled floor, larder cupboard, open to large living room to rear.



**UTILITY ROOM:**

**11' 8" x 5' 7" (3.56m x 1.7m)**

Rangemaster white enamel single drainer sink unit with mixer taps, range of high and low level shaker style units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, broom cupboard, wall tiling, ceramic tiled floor, uPVC double glazed door to side.



**LIVING ROOM:**  
22' 9" x 12' 0" (6.93m x 3.66m)

Vaulted ceiling, Aga wood burning stove, 2 remote control velux windows with rain sensors, ceramic tiled floor, LED recessed spotlighting, uPVC double glazed doors to rear.



**PRINCIPAL BEDROOM:**  
14' 4" x 13' 6" (4.37m x 4.11m)

Polished oak floor, beautiful countryside views.

**DELUXE WET ROOM ENSUITE:**

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, vanity sink unit with mixer taps, push button WC, wall tiling, ceramic tiled floor, recessed spotlighting, extractor fan.

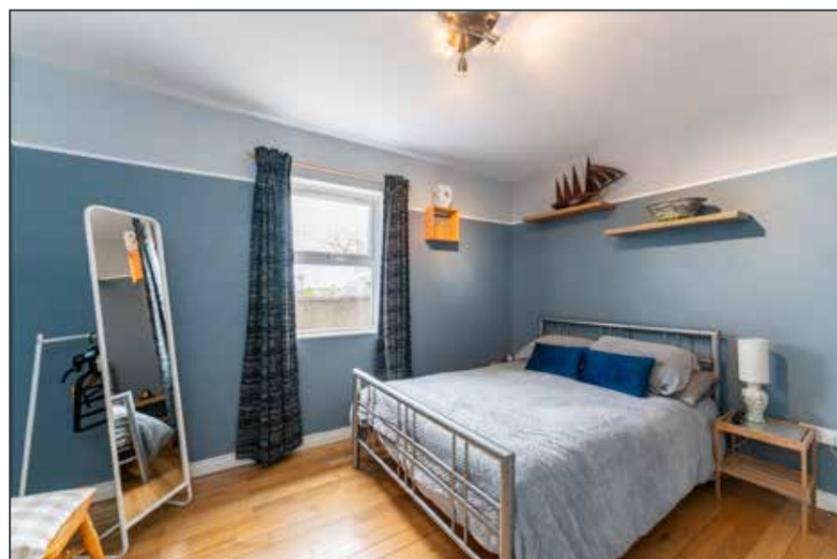




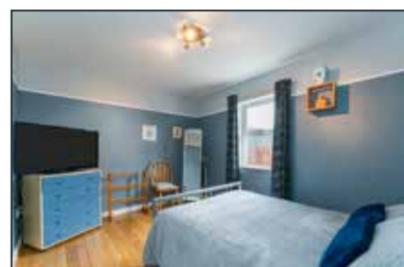
**BEDROOM (2):**  
**14' 4" x 13' 6" (4.37m x 4.11m)**  
 Polished oak floor, beautiful countryside views.



**DELUXE BATHROOM:**  
 Modern white suite comprising: panelled multi jet corner bath with mixer taps, separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, pedestal wash hand basin with mixer taps, push button WC, wall tiling, ceramic tiled floor, recessed spotlighting, extractor fan, linen cupboard.



**BEDROOM (3):**  
**14' 4" x 11' 8" (4.37m x 3.56m)**  
 Polished oak floor.



**OUTSIDE**  
**DETACHED GARAGE:**  
**26' 2" x 19' 1" (7.98m x 5.82m)**  
 Twin remote control roller doors, light and power, steel pedestrian door.

**LOG STORE:**  
**10' 7" x 7' 10" (3.23m x 2.39m)**

**GARDEN SHED**  
**11' 10" x 8' 1" (3.61m x 2.46m)**  
 Twin doors.

Gardens to front in low maintenance gravel patio area. Extensive gardens to rear in large lawns, mature trees, hedging.

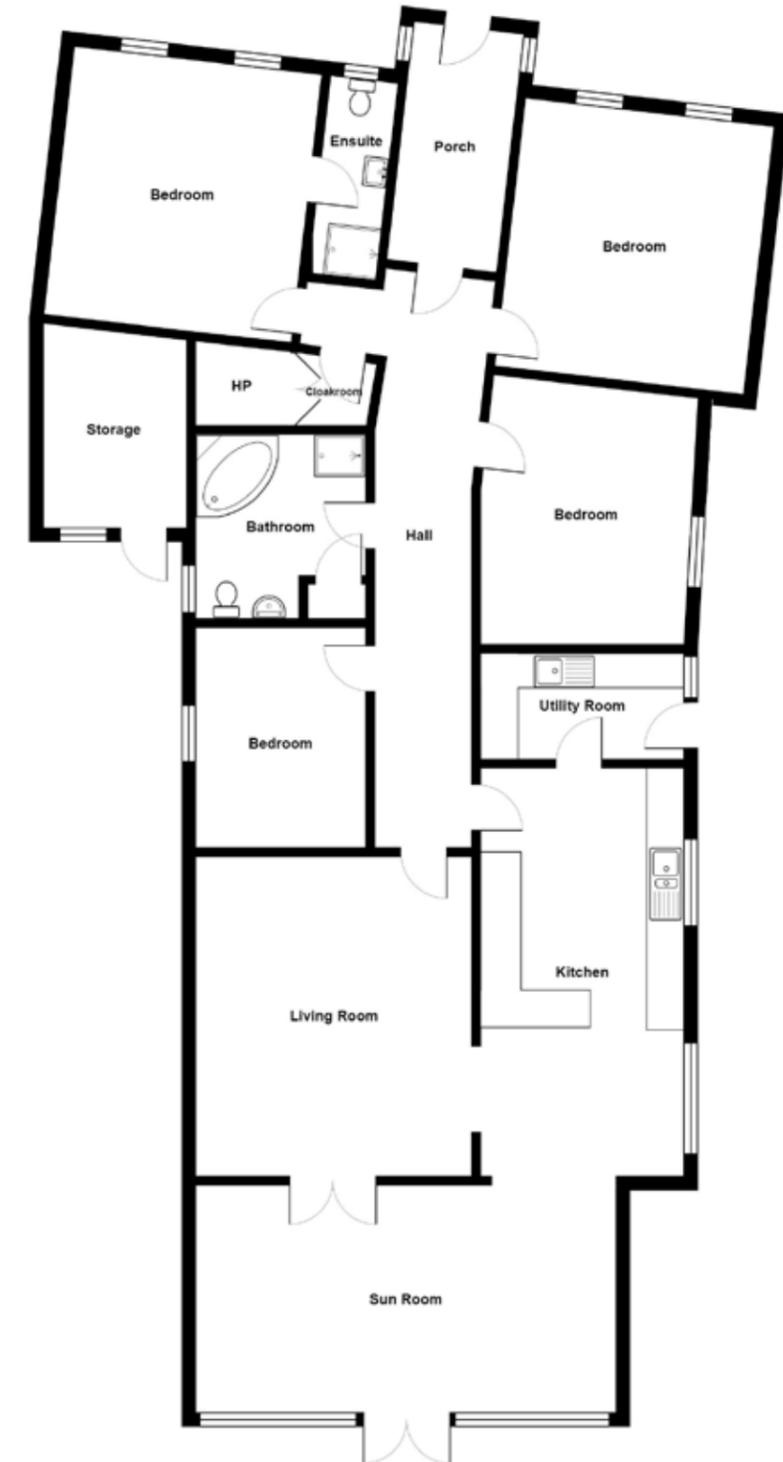


**BEDROOM (4):**  
**12' 4" x 9' 9" (3.76m x 2.97m)**  
 Polished oak floor.



**INSULATED SUMMER HOUSE:**  
**13' 2" x 9' 2" (4.01m x 2.79m)**  
 Light and power.

Small orchard with fire pit, additional shed, wild flower meadow. Extensive tarmac driveway with fantastic parking/turning area to rear.



All measurements are approximate and for display purposes only

# Location



**LOCATION:** Located about 0.5 of a mile Cloughey's award winning beachfront, along the Portaferry 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](http://www.simonbrien.com)



## Lettings Department

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REF: RO/D/24/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    | 67 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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