



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

12 Crossnamuckley Road

Newtownards

BT22 2AA

Bedroom	3
Reception	2
Bathroom	1



Detached three bedroom bungalow with garage set upon generous site with panoramic views of the countryside

Offers in Excess of: £230,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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We are delighted to offer 12 Crossnamuckley Road to the sales market, and anticipate strong interest given its highly desirable location! This detached bungalow has the most fabulous panoramic views of the countryside, with a wonderful pergola and seating area to the rear to enjoy sunny days. Ripe for modernisation, this welcoming home offers three bedrooms <all with built in storage, dual aspect living room with attractive brick fireplace, open plan kitchen dining with built in diner style booth, and modern family bathroom with free standing bath. An integral garage is generous in size, and has a utility room to the rear. This detached family home is set on a great sized plot, with wrap around gardens and driveway. There are an abundance of mature plants and trees that bring the garden to life, and a raised decking area to one side. This sale is chain free, so don't delay in booking a viewing!



- Detached bungalow with panoramic views of the countryside
- Three bedrooms all with built in storage
- Dual aspect living room with feature brick fireplace and open fire
- Modern family bathroom with separate shower and free standing bath
- Dual aspect open plan kitchen dining
- Integral garage
- Pergola and bespoke seating area to the rear
- Fully enclosed mature gardens
- Chain free
- Ideal for modernisation
- Superb location, just a few minutes drive from Strangford Lough and Newtownards



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	33 F	
1-20	G		

ENTRANCE HALL

Glazed entrance porch with tiled floor leading to hallway. Laminate flooring. Two single panel radiators. Two storage closets.

LIVING ROOM

3.57m x 3.78m (11' 9" x 12' 5")

Dual aspect living room. Feature fireplace with cast iron insert, tiled hearth and brick surround and beam mantle over. TV point

KITCHEN DINING

4.23m x 6.44m (13' 11" x 21' 2") (MAX)

Dual aspect kitchen dining with range of high and low built in storage units with breakfast bar. Built in dining booth seating area. Two double panel radiators. Laminate and tiled flooring. Part glazed door to rear.

FAMILY BATHROOM

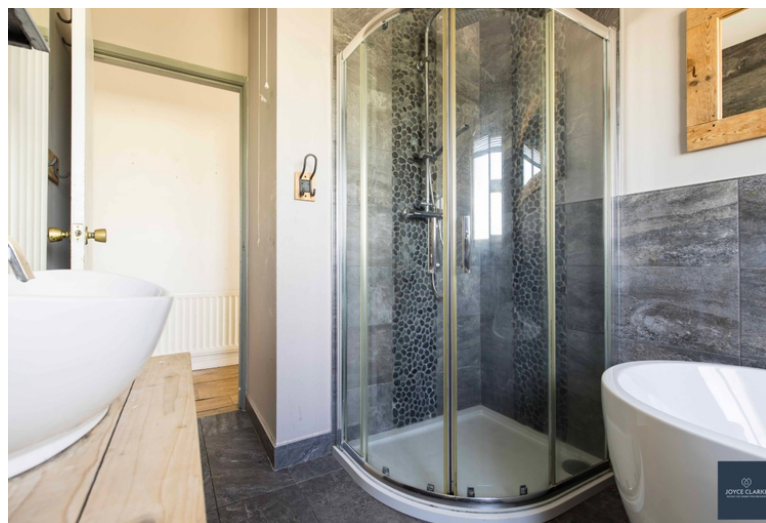
2.06m x 2.57m (6' 9" x 8' 5")

Four piece suite comprising of corner electric shower cubicle with dual waterfall shower heads. Free standing bath with centre taps and shower attachment. Dual flush WC. Sink with wall mounted mixer tap and vanity unit. HTR. Tiled floor part tiled walls. Recessed lighting. Window. Extractor.

MASTER BEDROOM

3.27m x 3.17m (10' 9" x 10' 5")

Rear aspect bedroom. Built in storage. Single panel radiators.



BEDROOM TWO

2.57m x 3.18m (8' 5" x 10' 5")

Single panel radiator. Built in storage.

BEDROOM THREE

2.57m x 2.58m (8' 5" x 8' 6")

Front aspect bedroom. Single panel radiator. Built in closet.

INTEGRAL GARAGE

2.81m x 4.87m (9' 3" x 16' 0")

Up and over door. Side windows. Power and light.

UTILITY

2.81m x 2.30m (9' 3" x 7' 7")

Boiler. Window

OUTSIDE

Wrap around concrete driveway with excellent parking.

FRONT GARDEN

Garden laid in lawn with mature plants and trees. Raised decking area to side with fabulous views.

REAR GARDEN

Pergola with bespoke built in seating area. Outside tap.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.