



152 MAIN ROAD  
NEWTOWNARDS BT22 1JA

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*Offers Around*  
**£399,950**



## HOUSE - DETACHED

| 4  | 3  | 4 

[Add text here](#)

- Outstanding Modern Family Home Backing onto Kirkiston Castle Golf Club with Direct Access
- Picturesque Stunning Sea Views to the Front of the Property
- Bright, Spacious and Flexible Accommodation Extending to Over 3,000 Square Feet
- Convenient Position Right in the Heart of Cloughey With Not Only Easy Access to the Golf Course but Also the Tennis Courts and Board Walk Which Leads to the Picturesque Beach
- First Floor Drawing Room with Outstanding Aspect Overlooking the Golf Course, Feature Granite Fireplace and Gas Coal Effect Fire
- Family Room with Attractive Stone Fireplace, Open Fire and Double Glazed French Doors to Sun Room
- Sun Room with Aspect Overlooking the Golf Course and uPVC Double Glazed French Doors to Outside
- Large Dining/Reception Hall with Attractive Carved Oak Fireplace, Open Fire and Picturesque Sea Views
- Kitchen with Aspect Overlooking the Golf Course, Granite Work Surfaces and Separate Utility Room
- Four Well Proportioned Bedrooms All with Picturesque Sea Views, Main Bedroom Also Has Dressing Room and En Suite Shower Room





ROOM DETAILS

Ground Floor			Outside
ENCLOSED ENTRANCE PORCH:	BEDROOM (4): (16'9" x 11'5")	DRAWING ROOM:	
	ENSUITE	(24'6" x 16'7")	
LARGE DINING ROOM/RECEPTION HALL:	SHOWER ROOM:	BEDROOM (1):	
(29'0" x 19'3")	FAMILY ROOM:	(18'0" x 17'5")	
	(20'9" x 13'7")	DRESSING ROOM:	
CLOAKROOM WITH WC:	SUN ROOM:	ENSUITE	
	(12'6" x 12'0")	SHOWER ROOM:.	
HOME	KITCHEN:	BEDROOM (2):	
OFFICE/STUDY:	(16'7" x 10'5")	(16'9" x 11'5")	
(9'9" x 9'8")	UTILITY ROOM:	BEDROOM (2):	
	SPACIOUS	(14'2" x 9'9")	
	LANDING:	BATHROOM:	



DIRECTIONS

Heading through Cloughey, 152 Main Road is just to the right of the entrance to Kirkistown Castle Golf Club.



THE LOCAL AREA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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