

14 Calhame Park, Cloughey,
Newtownards, County Down,
BT22 1HX

Asking Price: £107,500

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Asking Price: £107,500

Viewing by Appointment.

Description

Reeds Rains are delighted to present for sale this well appointed mid terrace property in the quaint seaside village of Cloughey. The house is well positioned and is within walking distance of Cloughey Beach, Kirkistown Primary School and Kirkistown Castle Golf Course. The property will appeal to an array of purchasers from first time buyers, to investors or to those wishing to downsize and live by the sea. Internally comprising on the ground floor of an entrance hall, living room and kitchen/diner, while on the first floor there are three bedrooms and a bathroom. The home is further enhanced with oil fired central heating and double glazing. To arrange your private viewing please contact Reeds Rains Newtownards on 028 9181 4144.

GROUND FLOOR

Entrance Hall

Laminate floor. PVC front door.

Living Room

14'2" x 12'7" (max) (4.32m x 3.84m (max))
Laminate floor. Open fire with brick surround and tiled hearth. Hot press. Door to:

Kitchen / Dining

15'11" x 8'9" (4.85m x 2.67m)
Fitted kitchen with a range of high and low units and laminate worktops. Stainless steel single drainer sink unit with mixer tap. Plumbed for washing machine and space for cooker. Stainless steel extractor fan. Tiled floor to kitchen area and laminate floor to dining area. Part tiled walls. PVC door to rear.

FIRST FLOOR

Landing

Bedroom 1

13' x 9'9" (max) (3.96m x 2.97m (max))
Built in wardrobe.

Bedroom 2

9'10" x 8'10" (3m x 2.7m)
Built in wardrobe.

Bedroom 3

9'5" x 7'5" (2.87m x 2.26m)

Bathroom

5'10" x 5'8" (1.78m x 1.73m)
White suite comprising low flush WC, pedestal wash hand basin with mixer tap and panelled bath with electric shower over. Tiled walls.

Outside

Front garden laid in lawns and shrubs with concrete path. Enclosed garden to rear laid in lawns. PVC oil tank. Spacious outhouse with oil boiler.

Heating Type

Oil fired central heating.

Glazing Type

Double glazed.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third

party and a charge will apply of £20 + Vat for each person.

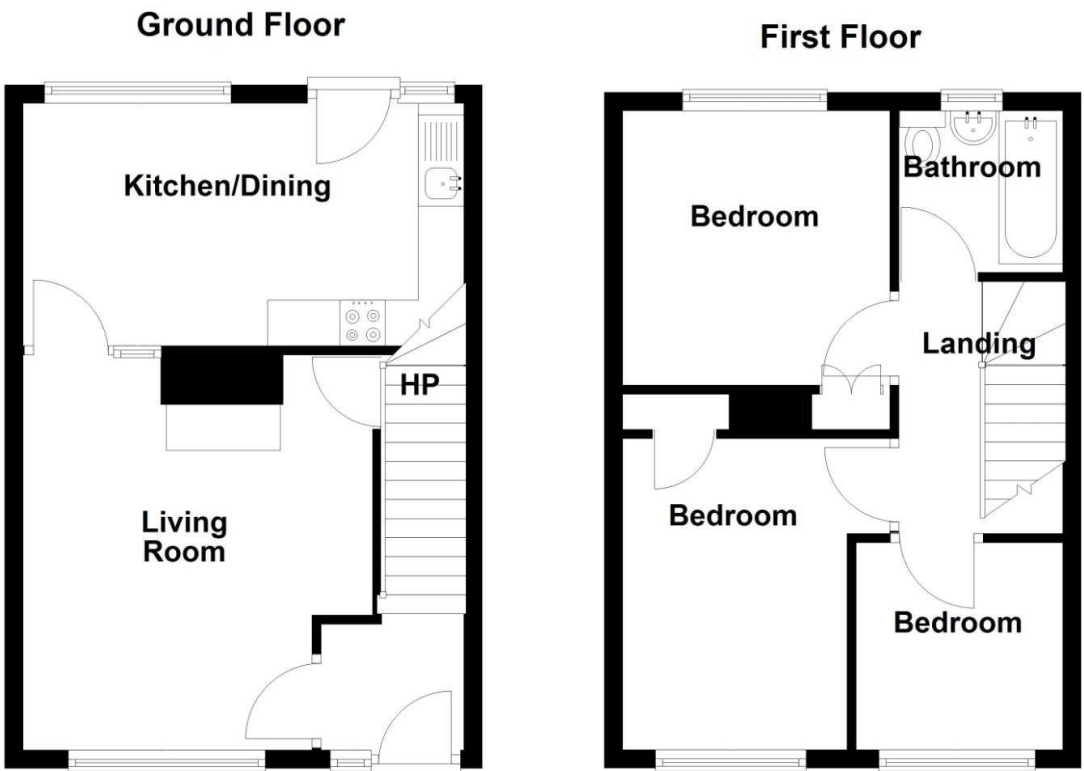
The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)