



## 7 Mckenna Road

Rubane, Kircubbin, BT22 1GP

Located in the charming rural townland of Rubane between Kircubbin & Cloughey this beautiful, modern detached home is part of the Cranmore Point Development, completed in 2018, and retains much of that new home feel. At 1,800 sq.ft. it is also deceptively spacious and benefits from an integrated solar PV system for reduced energy bills.

The property boasts versatile accommodation of up to 5 bedrooms, 2 on the ground floor which might suite a dependent relative or could be alternatively used as sitting rooms, play rooms or home office. The main bedroom is a very generous suite with walk in wardrobe and en-suite shower room. The ground floor includes a spacious lounge, with multi fuel stove, a family bathroom and a modern kitchen/diner, with separate utility room and patio doors to the rear garden.

It benefits from uPVC double glazing & fascia and Oil fired central heating with solar link up. Externally there are gardens in lawn to front, side and rear and a paved patio.

Properties like this rarely come to market so we recommend an early appointment to view internally to avoid disappointment.

**Offers Around £265,000**

# 7 Mckenna Road

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- Spacious, modern, detached family home
- Lounge with multi fuel stove
- Utility room
- Gardens to front, side & rear with tarmac driveway
- Charming rural setting - Part of Cranmore Point Development
- Kitchen/diner with patio doors to rear garden
- uPVC double glazing & Fascia
- Up to 5 bedrooms - master with en-suite and walk in wardrobe
- Ground floor family bathroom with bath & separate shower
- Oil fired heating with integral solar system

## Entrance

## Entrance hall

## Lounge

18'2x14'10 (5.54mx4.52m)

## Kitchen/diner

18'6x14'1 (5.64mx4.29m)

## Utility room

6'5x5'6 (1.96mx1.68m)

## Bathroom

10'7x6'8 (3.23mx2.03m)

## Bedroom 5/Sitting room

10'1x9'1 (3.07mx2.77m)

## Bedroom 4

11'5x9'9 (3.48mx2.97m)

## Landing

## Bedroom 1

18'2x14'10 (5.54mx4.52m)

## Ensuite shower room

10'7x6'7 (3.23mx2.01m)

## Bedroom 2

11'5x10'7 (3.48mx3.23m)

## Bedroom 3

11'5x10'7 (3.48mx3.23m)

## Outside

## Tenure

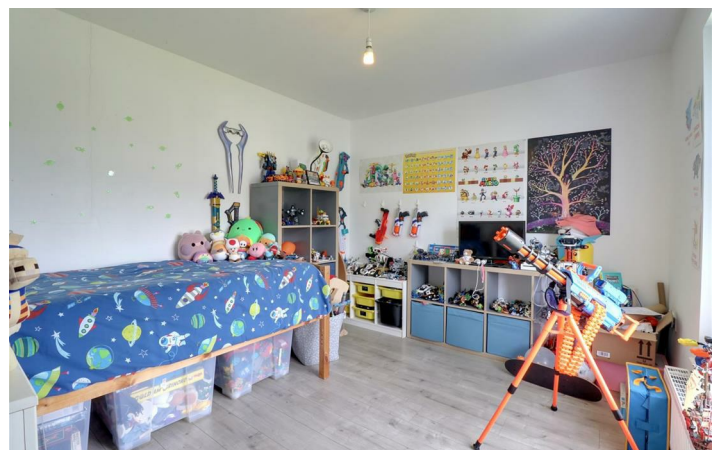
## Property misdescriptions



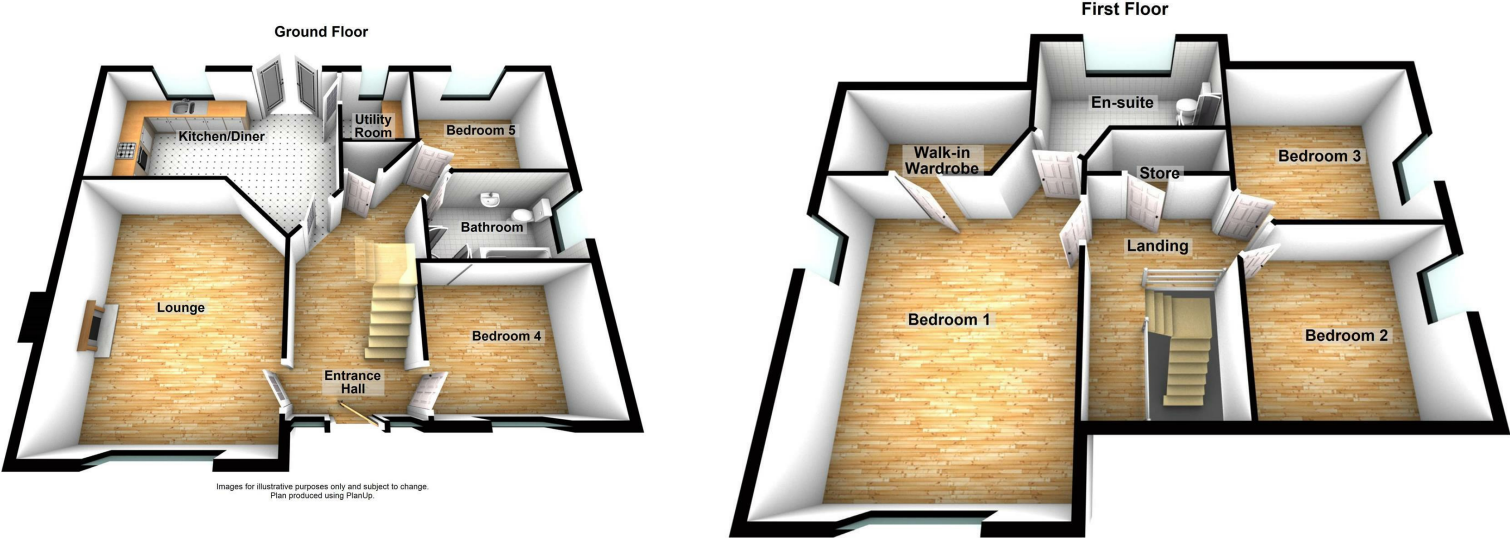
## Directions

Travelling out of Kircubbin towards Cloughey you will enter the townland of Rubane. Turn left onto McKenna Road and number 7 is on the right - part of the Cranmore Point development.





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		