



11 Boyd Avenue

Kircubbin, Newtownards, BT22 2SW

"A property that defies expectations and offers genuine family accommodation in a charming area."

This semi detached home started life as a simple bungalow but now benefits from an impressive double storey rear extension that brings it bang up to date with modern fixtures and fittings throughout and an excellent level of presentation that will allow the new owner to move straight in and enjoy.

Life here centres around the open plan kitchen/lounge/dining room to the rear but, when it all gets a bit too "peopley", you can retreat to the separate lounge at the front. There are two double bedrooms and a luxury bathroom on the ground floor whilst the first floor offers a 3rd double bedroom with an en-suite shower room and access to the attic room for storage.

The property benefits from uPVC double glazing & fascia, oil fired central heating and luxury touches such as solid oak internal doors throughout and quality wood and wood effect flooring.

Externally there is a generous tarmac driveway and lawned garden to the front whilst the rear is fully enclosed and offers a brick paved patio with seating area, a brick garden shed and access to the community centre, playing fields and Lough shore to the rear.

A unique home that would suit a wide variety of potential buyers, internal viewing is essential to fully appreciate this property and its location.

Offers Around £174,950

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- Extended semi detached home
- Open plan kitchen/lounge/dining room
- Attic room for storage
- Convenient to Community centre, Playing fields and Lough Shore walks.
- Beautifully presented throughout
- Lounge with stone fireplace
- uPVC double glazing & fascia - Oil fired central heating
- 3 double bedrooms - 1 on first floor with en-suite shower room
- Luxury bathroom with bath & separate shower
- Gardens to front with tarmac driveway & brick paved patio to rear

Entrance

Entrance hall

Lounge

15'6x10'7 (4.72mx3.23m)

Living/dining room

17'7x12'2 (5.36mx3.71m)

Kitchen

12'4x10 (3.76mx3.05m)

Bathroom

9'9x7'6 (2.97mx2.29m)

Bedroom 1

12'6x10'7 (3.81mx3.23m)

Bedroom 2

11'9x8'10 (3.58mx2.69m)

First floor

Bedroom 3

16x12'3 (4.88mx3.73m)

Ensuite

6'1x5'9 (1.85mx1.75m)

Attic room

30x9 (9.14mx2.74m)

Outside

Tenure

Property misdescriptions

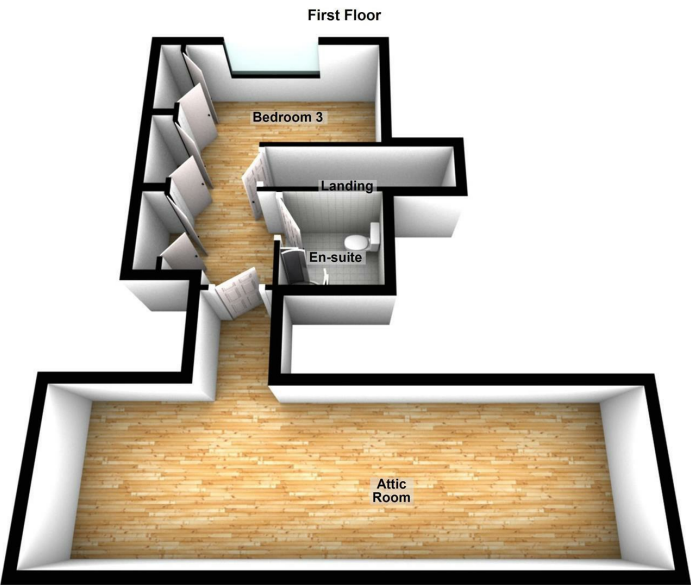
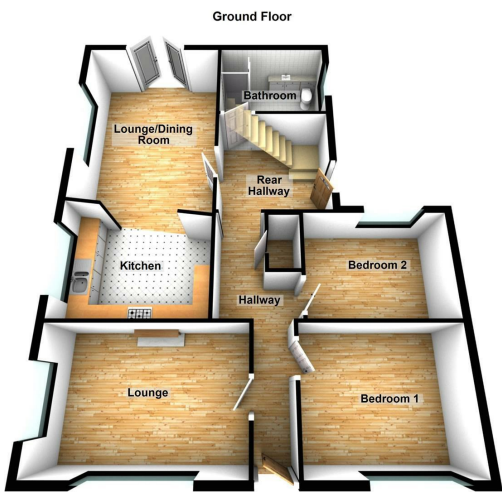


Directions

Travelling through Kircubbin towards Portaferry turn right into Boyd Avenue, just past the old Finnegans pub, and number 11 is located on the right towards the end of the cul de sac.



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 ₂) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	