



## 39 Castle Meadow Road Cloughey, Newtownards, BT22 1GA

"Set in the lovely coastal village of Cloughey this detached home is the home that grows with you and your family, or perhaps is perfect as it is".

The property is currently a straightforward though spacious bungalow offering a lounge, with feature fireplace, a modern kitchen with dining area, a luxury shower room, a useful utility room and 2 double bedrooms. The property is well looked after and benefits from real wood flooring to most rooms.

The real key to this property, however, is the roof space which was built with steel beams and block walls to allow 1st floor conversion with the addition of a permanent staircase in the spacious hallway and the completion of flooring, stud walling, electrics and plumbing. Most commonly this then adds an additional 2 - 3 bedrooms and a bathroom, depending on your requirements.

Externally there is a garden to the front in lawn, facing a lovely common green area, a tarmac driveway and a fully enclosed rear yard in tarmac with brick paved patio, offering additional parking space or the potential to reinstate a lawn if preferred.

All in all, whether you need a retirement home or a home that will grow as your family needs grow, this property must be viewed to be appreciated.

**Offers Around £189,950**

# 39 Castle Meadow Road

Cloughey, Newtownards, BT22 1GA



- Spacious detached bungalow
- Lounge with feature fireplace
- Utility Room
- Tarmac driveway & rear yard - Garden in lawn to front
- Ready for 1st floor conversion if required
- Kitchen with casual dining area
- uPVC double glazing & fascia
- 2 double bedrooms
- Luxury shower room
- Oil fired central heating

## Entrance

### Entrance hall

29'8x7'8 (9.04mx2.34m)

### Lounge

18'8x11'7 (5.69mx3.53m)

### Kitchen/diner

15'4x11'7 (4.67mx3.53m)

### Utility room

8'9x7'8 (2.67mx2.34m)

### Shower room

11'11x7'2 (3.63mx2.18m)

### Bedroom 1

12'9x11'1 (3.89mx3.38m)

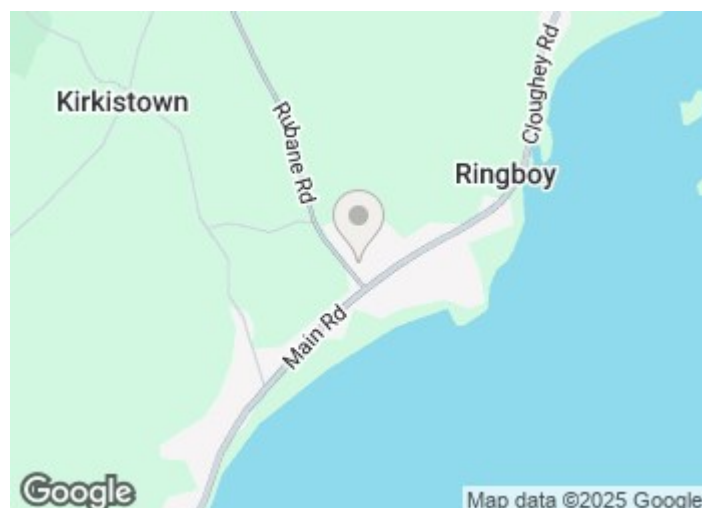
### Bedroom 2

13'11x11'11 (4.24mx3.63m)

## Outside

## Tenure

## Property misdescriptions



## Directions

Travelling into Cloughey from Kircubbin, past Kirkistown Race Course, turn left into Castle Meadow Development then 2nd right into Castle Meadow Road and number 39 is on the right facing the green.





Floor Plan





**NIMortgages.com**  
Your Local Mortgage Experts



Before you find the perfect home you need the perfect mortgage.  
Speak to our Mortgage Expert today - 028 91 828 100.

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.

