

## 37 Cooks Brae

Kircubbin, Newtownards, BT22 2SQ

Location, location, location is the first rule of property so check out the amazing coastal setting of this unique home, which offers so much more than meets the eye. Loved and extended by it's present owners, it benefits from side & rear extensions (including a glorious sun room with sea views) and a first floor conversion, offering 2 additional bedrooms (1 with more of those beautiful views), a landing/seating area and a shower room. The ground floor centres around an open plan kitchen/diner with open plan access to the sun room, a formal lounge, with feature fireplace, 2 bedrooms and a luxury bathroom, with period style fixtures and fittings. It benefits from uPVC double glazing & fascia and oil fired central heating. Externally there is a detached garage with tarmac driveway and beautiful gardens to front, side & rear. The entire property is presented to an excellent standard throughout and must be viewed to be appreciated.

### The Owner's Perspective:

"Doctor's Bay is accessible via a gate at the bottom of the garden. The Bay is a veritable bird sanctuary with exotic visitors to provide endless fascination, including Egrets, Brent Geese and beautiful, stately Swans. The uninterrupted view of the Mourne Mountains across Strangford Lough provides a stunning and constantly changing backdrop. Glorious, blazing sunsets are a regular source of wonder. Moonlit nights provide a beautiful glowing illumination streaming through the doors and skylights in the sunroom."

**Offers Around £295,000**

# 37 Cooks Brae

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- Beautifully presented and extended detached home
- Open plan kitchen/diner plus sun room with lough views
- First floor shower room
- Gardens to front and rear with lough access and views.
- Idyllic coastal setting with Lough access and views
- Lounge with feature fireplace
- uPVC double glazing & fascia - Oil fired central heating
- 4 bedrooms (2 on first floor - 2 on ground floor)
- Luxury "period style" bathroom
- Detached garage with driveway & parking area

## Entrance

### Entrance hall

19x4'2 (5.79mx1.27m)

### Kitchen/diner

17'8x17'3 (5.38mx5.26m)

### Sun room

14'7x9'9 (4.45mx2.97m)

### Lounge

14'8x11'9 (4.47mx3.58m)

### Bathroom

7'10x7'2 (2.39mx2.18m)

### Bedroom 1

12'1x10'2 (3.68mx3.10m)

## Bedroom 2

10'6x10'1 (3.20mx3.07m)

## Dining room/home office

11x10'5 (3.35mx3.18m)

## Landing

11'9x7'2 (3.58mx2.18m)

## Bedroom 3

15'5 x 7'4

## Bedroom 4

15'5x6'8 (4.70mx2.03m)

## Detached garage

17'7x10'2 (5.36mx3.10m)

## Outside

## Tenure

## Property misdescriptions



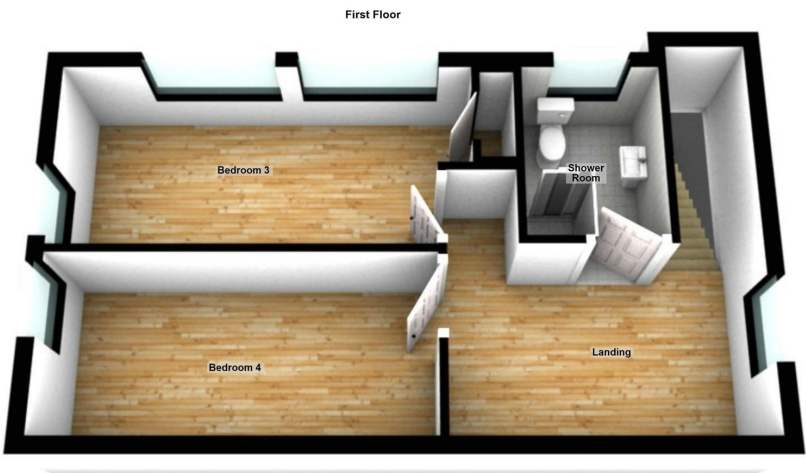
## Directions

Located in Kircubbin village between the Eurospar and Cooks Cove.





Floor Plan



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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	