

## 11 Cooks Cove

Kircubbin, Newtownards, BT22 2ST

Cooks Cove is a charming little development of bungalows set on the shores of Strangford Lough in the village of Kircubbin on the Ards Peninsula, which offers a great range of local shops, schools, cafes and other amenities.

This semi detached bungalow would make an excellent home for a wide range of prospective buyers from first time buyers to those looking towards retirement or those with restricted mobility.

The property has been tastefully presented by its present owner and offers 3 well proportioned bedrooms, a lounge with bay window and feature fireplace, a kitchen with casual dining area and a luxury, fully tiled bathroom. It benefits from uPVC double glazing & fascia and oil fired central heating.

Externally there is a useful detached garage with generous tarmac driveway and pleasant gardens to front & rear in lawn with paved patio areas.

There is much to like about this lovely home, both in terms of presentation and practicality, and internal viewing comes highly recommended.

**Offers Over £179,950**

# 11 Cooks Cove

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- Beautifully presented semi detached bungalow
- Kitchen with dining area
- Oil fired central heating
- Convenient to Strangford Lough and local amenities
- 3 bedrooms
- Modern luxury bathroom
- Detached garage with tarmac driveway
- Lounge with feature fireplace
- uPVC double glazing & fascia
- Gardens to front and rear in lawn with paved patio

## Entrance

## Entrance hall

## Lounge

16'3x13'8 (4.95mx4.17m)

## Kitchen/diner

14'11x10'1 (4.55mx3.07m)

## Bathroom

7'10x5'10 (2.39mx1.78m)

## Bedroom 1

11'8x8'9 (3.56mx2.67m)

## Bedroom 2

11'6x9'1 (3.51mx2.77m)

## Bedroom 3

11'8x7'6 (3.56mx2.29m)

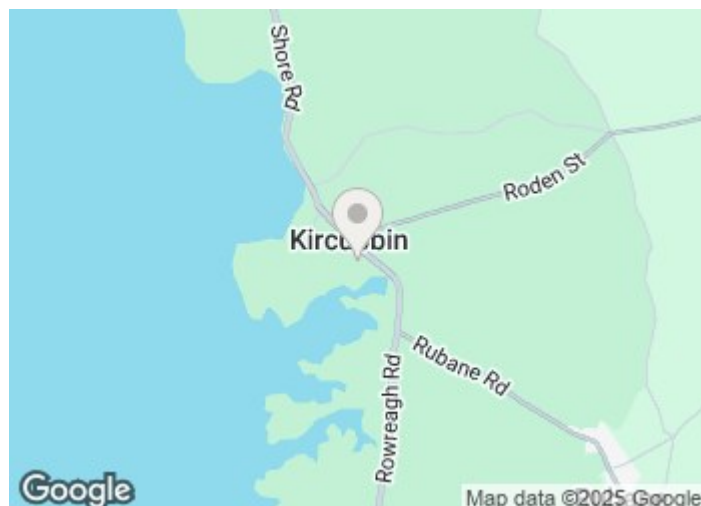
## Detached garage

16'6x10'8 (5.03mx3.25m)

## Outside

## Tenure

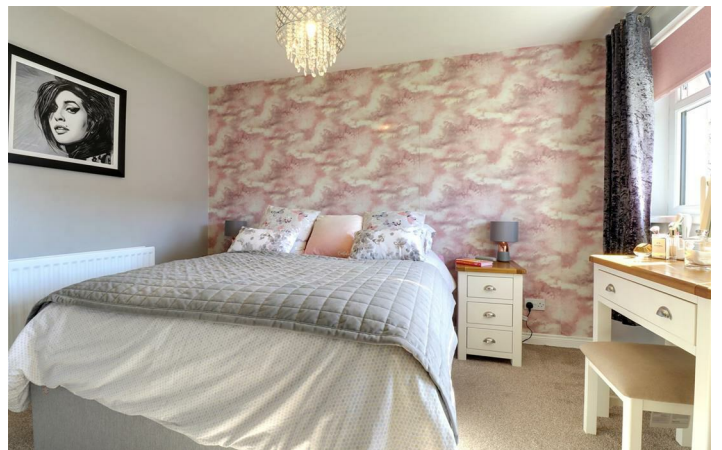
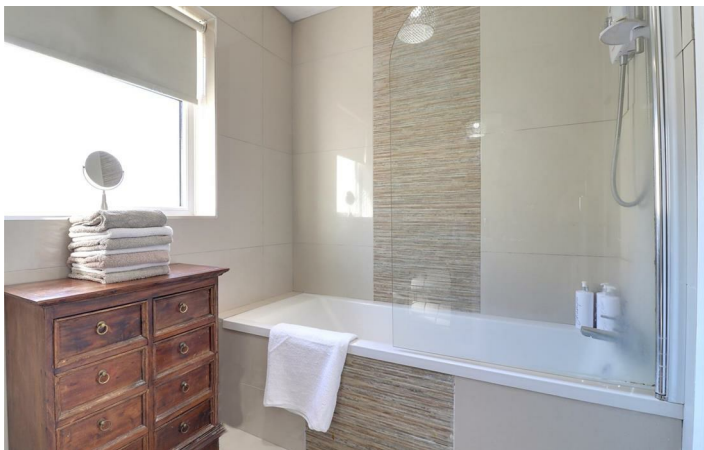
## Property misdescriptions



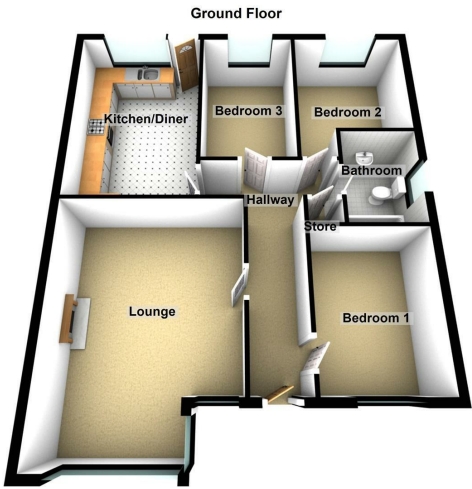
## Directions

Travelling through Kircubbin village towards Portaferry turn right into Cooks Cove, just before the Eurospar and number 11 is located on the right.





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		EU Directive 2002/91/EC	Northern Ireland		EU Directive 2002/91/EC