



22 Kircubbin Road

Ballywalter, Newtownards, BT22 2PH

The best way to understand this spacious detached home is to see it as a main dwelling plus an additional, integral annex - ideal for a dependent relative or even B&B.

The property extends to over 3,200 sq.ft. in total and offers up to 6 bedrooms (master with en-suite bathroom) in the main house plus a lounge and an open plan kitchen/living/dining area. There is a utility room, ground floor WC and first floor shower room. It benefits from uPVC double glazing & oil fired central heating.

The Annex adds an additional living/kitchen/dining room, with multi fuel stove, a private bathroom and two bedrooms (or 1 bedroom plus a generous lounge). It also benefits from uPVC double glazing & oil fired central heating.

Externally there is a detached double garage and gardens that extend to approximately 0.5 acres surrounded by open countryside.

This is a substantial property, with loads of potential, in an ideal setting, and offered at a very attractive price. Viewing recommended.

Offers Around £379,950

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- Detached family home of over 3,200 sq.ft.
- Separate 2 bed annex with living/kitchen/diner & bathroom
- Family bathroom - WC - Utility room
- uPVC double glazing - Oil fired central heating
- Set on rural site of approx. 0.5 acres.
- Lounge with multi fuel stove
- Detached double garage with gravel driveway
- Up to 6 Bedrooms - Master ensuite
- Open plan living/kitchen/diner
- Gardens to front, side and rear in lawn

Entrance

Entrance hall

Living/kitchen/diner

25'11x15'11 (7.90mx4.85m)

Utility room

10x8'1 (3.05mx2.46m)

Lounge

WC

8'1x5'10 (2.46mx1.78m)

Study/Bed 6

8'1x8 (2.46mx2.44m)

Landing

Bedroom 1

16'4x16'2 (4.98mx4.93m)

Ensuite bathroom

10x9'8 (3.05mx2.95m)

Bedroom 2

15'11x14'8 (4.85mx4.47m)

Bedroom 3

16'2x13 (4.93mx3.96m)

Bathroom

9'7x5'10 (2.92mx1.78m)

Bedroom 4

9'11x9'8 (3.02mx2.95m)

Bedroom 5

9'7x8'2 (2.92mx2.49m)

ANNEX

Kitchen/living/diner

26'3x11'6 (8.00mx3.51m)

Lounge/Bedroom 1

16'2x12'10 (4.93mx3.91m)

Bedroom 2

9'10x9'8 (3.00mx2.95m)

Bathroom

9'7x6 (2.92mx1.83m)

Detached garage

24,4x18'1 (7.32m,1.22mx5.51m)

Outside

Tenure

Property misdescriptions

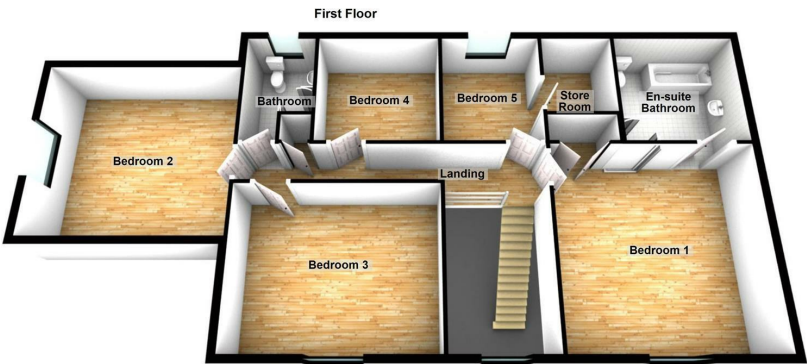
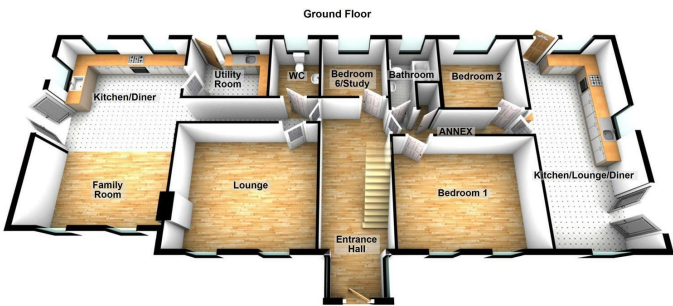


Directions

Kircubbin Road leads to Innishargy Road via Balligan and connects Kircubbin to Ballywalter.



Floor Plan



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