



54a Blackstaff Road , Kircubbin, BT22 1AF

"An impressive detached country residence on exceptional site of approx. 1 acre surrounded by lawns and mature trees".

This impressive detached home offers over 3,000 sq.ft. of internal space and versatile accommodation of up to 6 bedrooms (3 on first floor/3 on ground floor), master en-suite, and 3 reception rooms, including lounge, dining room & family/TV room. In addition there is a kitchen/diner with adjoining utility room, a family bathroom and an integral double garage. It benefits from uPVC double glazing and oil fired central heating.

The site is laid in extensive lawns with pond, tarmac driveway and mature trees giving a high degree of privacy to the property.

It will require some redecoration and upgrading but has been priced to allow for this and would make an amazing family home or even a guest house or B&B.

Viewing is strictly by prior appointment accompanied by the agent so contact us today to secure a personal tour.

Offers Around £340,000

54a Blackstaff Road , Kircubbin, BT22 1AF



- Spacious detached country residence
- Site extending to approx. 1 acre in lawns with paved patio
- Versatile accommodation of up to 6 bedrooms - master en-suite
- Lounge with feature fireplace
- Dining room with feature fireplace
- Family/TV room
- Kitchen/diner with separate utility room
- Family bathroom with bath & separate shower
- Integral double garage
- Will require modernisation and upgrading to suit most tastes.

Entrance

Porch

5x3 (1.52mx0.91m)

Entrance hall

Lounge

16'5x11'11 (5.00mx3.63m)

Dining room

13'1x12'11 (3.99mx3.94m)

Family/TV room

13'1x11'5 (3.99mx3.48m)

Kitchen/diner

15'11x9'10 (4.85mx3.00m)

Utility room

9'11x7'11 (3.02mx2.41m)

Bathroom

12'6x10'5 (3.81mx3.18m)

Bedroom 1

14'5x12'5 (4.39mx3.78m)

Bedroom 2

11'11x10'11 (3.63mx3.33m)

Bedroom 3/Study

13'2x8'1 (4.01mx2.46m)

Landing

Bedroom 4

16'5x13 (5.00mx3.96m)

En-suite bathroom

13x12 (3.96mx3.66m)

Bedroom 5

18'6x14 (5.64mx4.27m)

Bedroom 6

13'5x13'2 (4.09mx4.01m)

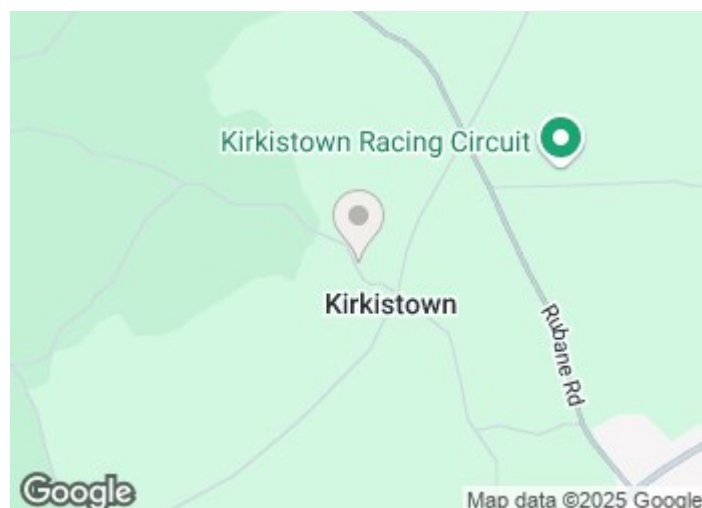
Integral double garage

21'5x18 (6.53mx5.49m)

Outside

Tenure

Property misdescriptions

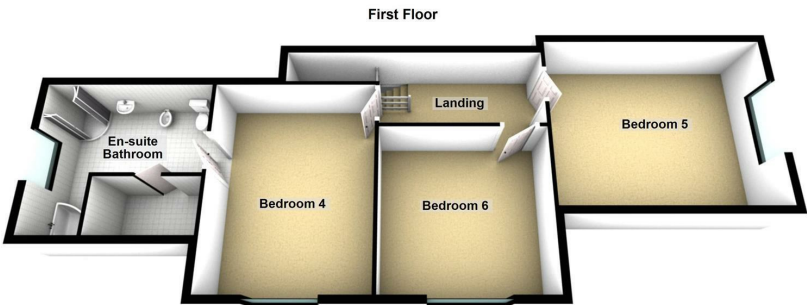
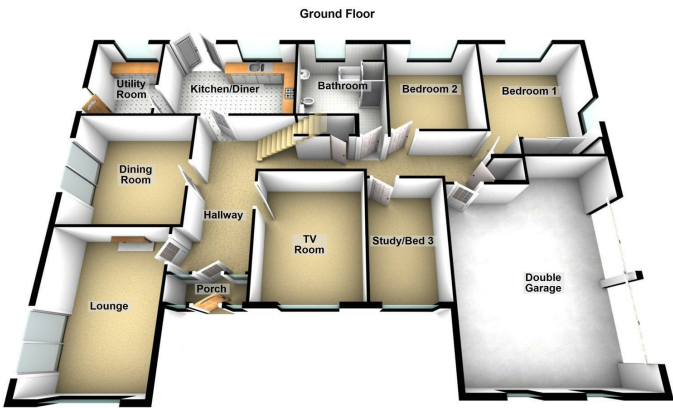


Directions

Travelling from Kircubbin towards Cloughey along Rubane Road turn right onto Ballyeasborough Road just before Kirkistown Race course. Turn right at the crossroads (known as "The Quarter") and number 54A is located on the right.



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