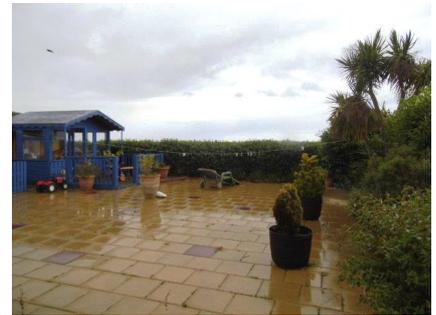




Estate Agents and Valuers



77 MAIN ROAD CLOUGHEY BT22 1JD

- ▶ This is an ideal opportunity to purchase this attractive Detached Bungalow located within this popular Residential area of Cloughey.
- ▶ The property itself is very flexible providing a range of layouts to suit the needs of the individual purchasers.
- ▶ Enjoying views of The Irish Sea from the rear and conveniently located to all the local amenities, schools, Golf Course and Beach, this property is sure to have great interest.
- ▶ Lounge with Marble fireplace and hearth.
- ▶ Family room through to Conservatory.
- ▶ 'Beech' effect fitted Kitchen open plan to Casual Dining Area; Utility Porch.
- ▶ Two Bedrooms.
- ▶ Deluxe White Bathroom Suite.
- ▶ uPVC Double Glazing.
- ▶ Oil Fired Central Heating.
- ▶ Fabulous end rear garden in coloured paviour's offering views of The Irish Sea and further afield.
- ▶ Mature gardens in lawns with trees, shrubs and flowerbeds with coloured pebbled parking area; Generous concrete driveway with parking.

PRICE: OFFERS AROUND £139,950
VIEWING: BY APPOINTMENT THROUGH AGENTS

65 Main Street, Kircubbin, Newtownards, BT22 2SR
Tel: (028) 4273 8112 Fax: (028) 4273 8485
Web: www.jkestateagents.co.uk
Agents for Progressive Building Society

ACCOMMODATION

Entrance Hall:	Part double glazed uPVC door with matching window panel. Feature flooring. Dado rail. Hotpress. Single panel radiator.
Lounge:	14' 4" x 13' 1". Marble fireplace and hearth (open fire). Corniced ceiling. Stained floorboards. Two single panel radiators.
Twin glazed vestibule doors to:	-
Kitchen / Dining:	20' 8" x 8' 8". Excellent range of high and low level 'beech' effect units with roll edge worktops. Single drainer stainless steel sink unit with mixertaps. Built in extractor fan canopy. Breakfast bar. Part tiled walls. Tiled flooring. Single panel radiator.
Family Room:	11' 6" x 8' 7". Feature flooring. Double panel radiator. Twin glazed French doors to: -
Conservatory:	10' 10" x 8' 5". Tiled flooring. uPVC double glazed French doors to garden.
Bedroom 1:	12' 0" x 8' 3". Single panel radiator.
Bedroom 2:	13' 7" x 8' 8". Excellent views of The Irish Sea. Stained floorboards. Built in mirrored wardrobes. Double panel radiator.
Bathroom:	8' 7" x 6' 9". Three piece white suite comprising stained panelled bath with electric shower over and side curtain, low flush wc and wash hand basin in vanity unit with low level cupboard and drawers. Tiled flooring. Part tongue and groove walls to dado rail. Double panel radiator.
Utility store:	8' 7" x 6' 1". Tiled flooring. Plumbed for washing machine.
Outside:	Front: Concreted driveway with parking. Gardens in lawns with mature trees and shrubs. Coloured pebbled parking area. Rear: Generous coloured paved enclosed garden area with mature hedging and fencing. Flowerbeds and shrubbery. Oil Tank. Decked seating area.

ENERGY PERFORMANCE RATING: E 48



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NOTE: The following particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease. While every care is taken in compiling the information, we can give no guarantee as to the accuracy thereof, and enquirers must satisfy themselves regarding the description and measurements.