

simon**BRIEN**
RESIDENTIAL

12i Ballygalget Road,
Portaferry, BT22 1NE



Offers Around £248,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A well designed, family sized detached bungalow
- Located along a private lane in a countryside setting
- Generous gardens to front, side and rear
- Flexible layout providing options to suit your family needs
- Large lounge
- Open plan deluxe kitchen in Shaker style units to informal dining and living room
- Great sized sun room with fantastic countryside views to the rear
- Separate utility room
- Cloaks with WC
- Four double bedrooms
- Bed 1 with ensuite
- Detached matching garage
- Gravel driveway with ample parking for all the family
- Gardens laid out in large lawns, paved patio and painted D rail fencing

SUMMARY

We are pleased to offer for sale this immaculately presented detached bungalow, located along a private lane in a countryside setting. This beautiful home is on a generous, level site with gardens laid out in lawns and looks toward the Mourne Mountain at the rear.

This adaptable family home will provide options to with its layout, currently holding two formal reception rooms plus a spacious kitchen/ dining / living room which has been finished to the highest of standards and will be appreciated upon internal inspection. One can expect a large, bright lounge and a The property has 4 double bedrooms, bed 1 with ensuite and bedroom 4 may easily be used as a formal dining room, ideal for entertaining as its close to the kitchen. Any eager purchaser will surely appreciate the separate utility room with cloakroom and the large detached garage, with great gravel driveway with lots of space for all the family cars.

This is a fantastic family home, and a great site and offers convenience to Portaferry, Kircubbin, and Cloughey villages. We would therefore advise early viewing to avoid disappointment, please contact our Newtownards branch on 02891 800700 to arrange your viewing appointment.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed door, outside light, to:

ENTRANCE HALL:

Telephone point, concealed hotpress with copper cylinder and immersion, separate storage cupboard, glazed double doors to:

LOUNGE:

17' 11" x 15' 7" (5.46m x 4.75m)

Attractive wall mounted electric fire (real chimney behind), TV point.

DELUXE FITTED KITCHEN OPEN PLAN DINING/LIVING ROOM:

26' 10" x 14' 4" (8.18m x 4.37m)

1 1/4 tub single drainer stainless steel sink unit with mixer taps, range of high and low level shaker style units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, stainless steel splash back and extractor hood, integrated fridge freezer, concealed lighting, recessed spotlight, polished laminate floor to kitchen area, TV point, glazed double doors to:



SUN ROOM:
14' 3" x 12' 3" (4.34m x 3.73m)
Recessed spotlights, uPVC double glazed French doors to rear garden.

REAR HALLWAY:
uPVC double glazed door to rear garden.



CLOAKROOM:
White suite comprising: Pedestal wash hand basin, push button WC, extractor fan.



UTILITY ROOM:
8' 4" x 7' 9" (2.54m x 2.36m)
Single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, plumbed for washing machine, plumbed for dishwasher, countryside views to rear.

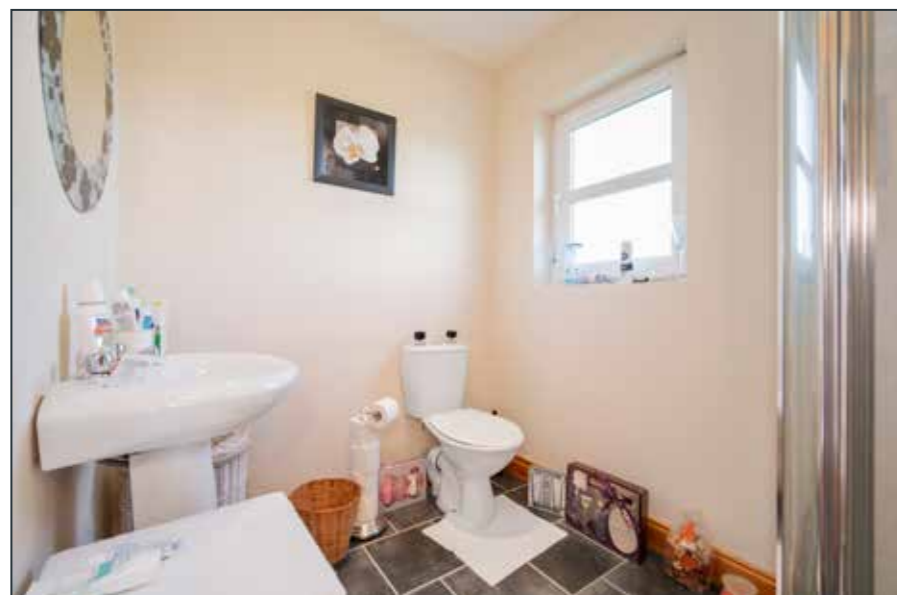
FAMILY ROOM/BEDROM (4):
13' 0" x 12' 8" (3.96m x 3.86m)



BEDROOM (1):
16' 4" x 15' 7" (4.98m x 4.75m)



BEDROOM (3):
13' 0" x 12' 5" (3.96m x 3.78m)



ENSUITE SHOWER ROOM:
White suite comprising: separate shower cubicle with thermostatically controlled shower, pedestal wash hand basin, push button WC, extractor fan.



FAMILY BATHROOM:
White suite comprising: Panelled bath with mixer taps, separate shower cubicle, pedestal wash hand basin with mixer taps, push button WC, recessed spotlighting, extractor fan, polished laminate floor.



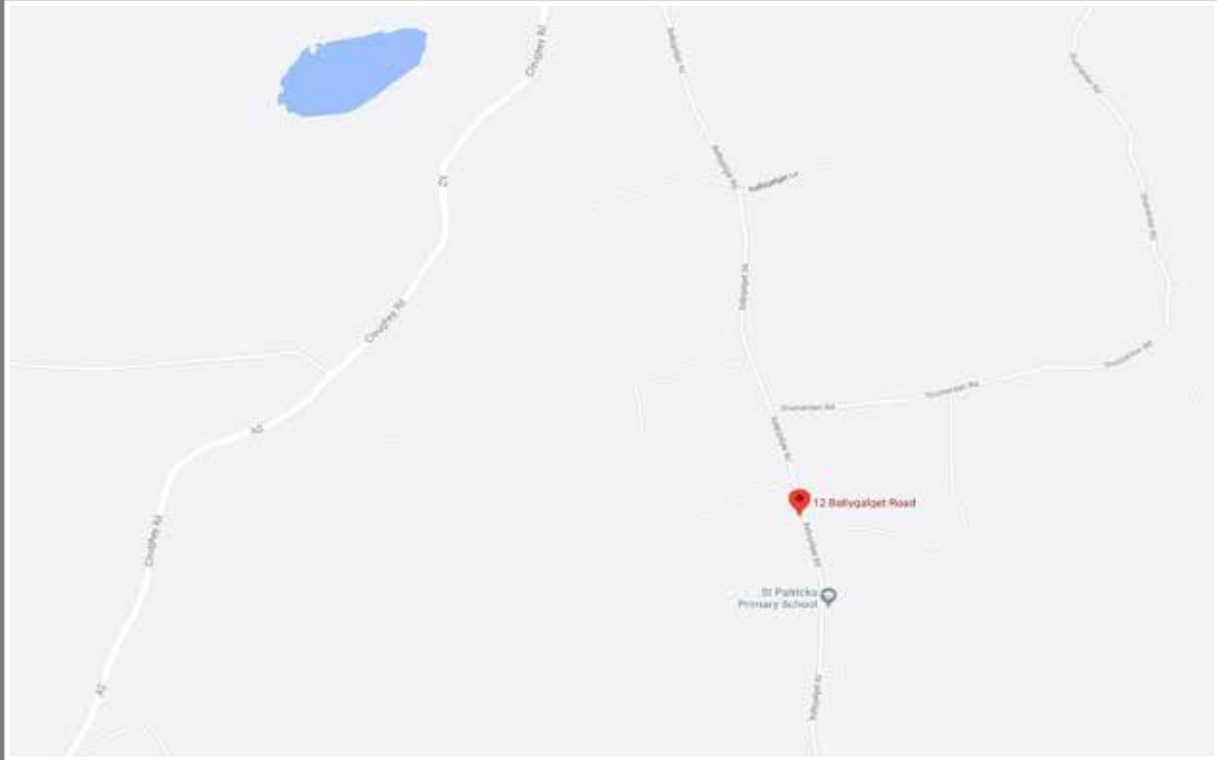
BEDROOM (2):
15' 7" x 11' 7" (4.75m x 3.53m)



OUTSIDE
DETACHED GARAGE:
22' 9" x 14' 8" (6.93m x 4.47m)
White roller door, light and power, oil fired boiler (pressurised system) uPVC double glazed pedestrian door and side windows. Approached by a large gravel driveway with plenty of parking for all the family.

Gardens to front, side and rear laid out in large lawns, paved patio area, gravel paths and painted D rail fencing.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/J/20/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9518-0228-7840-5050-1926

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