

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 CASTLE MEADOW ROAD,  
CLOUGHEY,**

**OFFERS AROUND £239,950**



This lovely detached property is situated in Cloughey on the very popular Castle Meadow Road and provides an exceptional opportunity for those seeking a comfortable family home.

Inside, you will find three spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed, providing ample space for relaxation and social gatherings. With four well-proportioned bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space.

Step outside to enjoy the excellent west-facing outdoor space—a perfect spot for summer barbecues, gardening, or simply soaking up the evening sun. The enclosed garden adds to the home's appeal, providing privacy and a safe space for children or pets.

Set in a prime location, just a short distance from the beach and local amenities, this delightful home is ideal for families and is sure to attract strong interest.

Don't miss your chance to secure this beautiful property—early viewing is highly recommended!



## Key Features

- Detached Property In a Quiet Cul-De-Sac Location
- Four Double Bedrooms On The First Floor, Master With En-suite
- Utility Room
- Detached Garage With Roller Door
- Adaptable Accommodation With Up To Three Reception Rooms
- Luxury Family Bathroom With Corner Bath And Shower Cubicle
- Oil Fired Central Heating And Double Glazed Windows
- No Onward chain



## Accommodation Comprises

### Hall

Wood laminate floor  
Storage space under stairs

### Snug

11'7" x 14'2"  
Wood laminate floor

### Living Room

13'4" x 19'11"  
Wood laminate floor  
Electric fire (wall mounted)

### Dining Room

11'6" x 17'3"  
Wood Laminate floor  
Double Patio doors to enclosed rear garden

### Kitchen

11'5" x 14'9"  
Fitted kitchen, range of high and low level units, laminate worktops, single stainless steel sink with mixer tap and drainer, plumbed for dishwasher, space for range cooker, space for extractor fan, space for fridge/freezer

### Utility Room

6'2" x 7'10"  
Oil fired boiler, range of high and low level units, laminate worktops, plumbed for washing machine, back door to enclosed rear garden

### WC

White suite comprising pedestal wash hand basin with mixer tap, low flush WC

## 1st Floor

### Landing

Loft access

### Bedroom 1

11'7" x 20'10"  
Double bedroom  
Built in sliding robes  
Wood laminate floor

### Ensuite

White suite comprising corner shower enclosure, sliding doors, wall mounted overhead shower, part panelled walls, low flush WC, pedestal wash hand basin with mixer tap and tiled splash back, velux style window, extractor fan

### Bedroom 2

13'3" x 15'0"  
Double bedroom  
Built in storage  
Velux style window

### Bedroom 3

15'9" x 10'4"  
Double Bedroom  
Built in storage  
Wood Laminate floor

### Bedroom 4

7'8" x 12'3"  
Built in storage  
Wood laminate floor

### Bathroom

White suite, panelled bath with mixer tap, pedestal wash hand basin with mixer tap, shower enclosure with overhead shower, tiled floor, tiled walls, extractor fan, hot press & storage, velux style window

## Outside

### Garage

11'3" x 18'8"  
Roller Door, Power & Light





















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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