

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**32A QUARTER ROAD,
CLOUGHEY, BT22 1JF**

OFFERS AROUND £425,000

Welcome to 32a Quarter Road, Cloughey, a beautifully presented detached home offering the perfect blend of modern rural living and practical country charm. Built around 2000 and extending to approximately 1,800 square feet, this spacious four bedroom property is nestled in a peaceful countryside setting with uninterrupted views across open fields, towards Kirkistown Golf Course.

Inside, the home features, a porch, spacious hallway, living room with log burning stove, open plan modern kitchen/living/dining space, utility room plumbed for appliances. There are four bedrooms master with ensuite shower room and family bathroom comprising of white suite. The property has oil fired central heating and uPVC double glazed windows.

Set on a overall plot circa 2.25 acres, the property boasts a generous stone and paved driveway to the front and side, providing ample space for multiple vehicles. Landscaped lawns, mature hedging and raised beds frame the home beautifully, enhancing its private and tranquil feel.

To the rear, there are beautifully landscaped gardens offering stables/storage space, enclosed yard and patio area great for entertaining guests. Further storage adds significant value and flexibility, ideal for those with equestrian or hobby farming interests.

Combining rural serenity with practical amenities, 32a Quarter Road is a rare opportunity to enjoy countryside living with space to grow and breathe, all within reach of local village conveniences.



Key Features

- Detached Bungalow Set On Appx. 2.25 Acre Site With Uninterrupted Countryside Views
- Four Good Sized Bedrooms, Master With En Suite
- Stable Block With 3 Loose Boxes And Additional Space
- Ideal For Those With Equestrian Or Hobby Farming Interests
- Bright, Contemporary Open-Plan Kitchen, Living, Dining Space With Feature Wood Burning Stove
- Oil Fired Central Heating And Double Glazed Windows
- Landscaped Gardens With Countryside Views
- Early Viewing Recommended For This Beautiful Property



Accommodation

Comprises:

Entrance Porch

Tiled floor.

Entrance Hall

Solid oak flooring, cloakroom, built in storage with roofspace access, recessed spotlights.

Living Room

17'2" x 16'8"

Tiled floor, wood burning stove with hearth, sandstone surround and mantle.

Kitchen/Living/Dining Room

33'8" x 11'4"

Modern fitted kitchen with a range of high and low level units, quartz work surfaces, inset Belfast style sink with mixer tap, integrated dishwasher, integrated pull out bin, integrated fridge/freezer, space for range cooker, black extractor hood, breakfast bar area, larder cupboard, recessed spotlights, Indian sandstone tiled floor, space for dining, multi fuel stove with hearth.

Bedroom 1

13'10" x 12'10"

Double bedroom with solid cherry wooden flooring.

Ensuite

White suite comprising walk-in wall-mounted overhead shower with rainfall head, wall mounted wash hand basin with mixer tap, heated towel rail, extractor fan, recessed spotlights, tiled floor, tiled walls.

Bedroom 2

13'10" x 12'7"

Double bedroom with carpeted floor.

Bedroom 3

12'10" x 12'3"

Double bedroom with solid walnut flooring.

Bedroom 4/Office

8'0" x 10'4"

Solid oak flooring.

Bathroom

White suite comprising free standing bath with mixer tap and shower attachment, pedestal wash hand basin with separate taps, low flush w/c, hot press and storage, tiled floor, panelled walls, extractor fan.

Utility Room

11'4" x 6'11"

Range of high and low level units, laminate work surfaces, plumbed for washing machine, tiled floor, recessed spotlights, door to enclosed rear garden.

Outside

Front and Side - Driveway in stones and paved area with space for multiple vehicles, raised beds with shrubs and hedging, large area in lawn, outside tap and light, undisturbed rural views.

Rear - Landscaped gardens, enclosed rear yard in brick paviour, outside tap and light, area in stones, area in patio for entertaining, paved walkway to back door, space for storage, beds in shrubs and hedging, stable block with oil fired boiler, area with space for chicken coup.



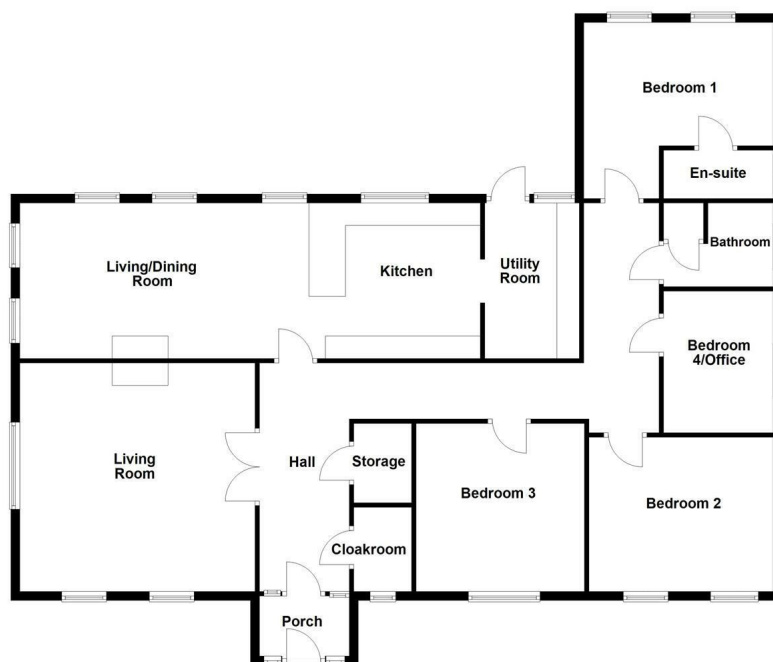








Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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