

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**78 PARSONAGE ROAD,
KIRCUBBIN, BT22 2RL**

OFFERS AROUND £179,950



78 Parsonage Road, Kircubbin is a charming and well-presented home offering comfortable accommodation in a convenient and peaceful setting. Ideal for a range of purchasers including first-time buyers, downsizers or those seeking a manageable home with outdoor space, the property provides a practical layout both inside and out.

Internally, the property is accessed through a welcoming porch leading into the main hall, which benefits from built-in storage and access to the rear garden. The living room is a warm and inviting space, centred around a multi-fuel stove with tiled hearth and brick surround, creating a cosy focal point for relaxing evenings.

The home offers two bedrooms, including a well-proportioned double bedroom, along with a shower room fitted with a white suite comprising shower enclosure with overhead shower, wash hand basin and low flush W/C. The kitchen is fitted with a range of high and low level units with laminate work surfaces and provides space for everyday appliances, while a separate dining room offers an ideal area for casual dining or entertaining.

Externally, the property sits on circa 0.5 acre. To the front and side there is a stone driveway providing ample off-street parking alongside areas in lawn and mature planting. The rear garden is laid in lawn with mature hedging providing privacy, along with an additional stone area suitable for further parking or storage. A metal outhouse/garage offers useful storage space and there is gated side access allowing vehicle access to the rear.

Overall, this is a delightful home offering a blend of comfort, practicality and outdoor space within easy reach of Kircubbin and the surrounding Ards Peninsula.

Key Features

- Detached Bungalow On Circa 0.5 Acre, Easily Accessible To Local Amenities, Schools, And Main Arterial Routes
- Living Room With Multi-Fuel Burning Stove
- Two Bedrooms
- Open Plan Kitchen/Dining Room, Plumbed For Appliances And Space For Dining
- Family Shower Room Comprising Of White Suite
- Oil Fired Central Heating And Double Glazed Windows
- Large Rear Garden With Ample Space For Storage And Parking And Small Garden To The Front
- Attracts A Wide Variety Of Potential Clients From First Time Buyers, To Downsizees Alike



Accommodation Comprises :

Porch

Hall

Built in storage, back door to rear garden.

Living Room

11'4" x 16'4"

Multi fuel stove, tiled hearth, brick surround and tiled mantle.

Bedroom 1

9'10" x 16'2"

Double bedroom.

Bedroom 2

9'9" x 7'9"

Shower Room

White suite comprising, shower enclosure, wall mounted overhead shower, sliding doors, pedestal wash hand basin with mixer tap, tiled splashback, low flush w/c, part tiled and part panelled walls, heated towel radiator, extractor fan, tile effect wood laminate flooring.

Kitchen

7'8" x 11'11"

Fitted kitchen, range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine and American fridge freezer, part tiled walls, recessed spotlights, extractor fan and laminate effect tiled flooring.

Dining Room

7'10" x 9'10"

Outside

Front & Side - Driveway in stones, area in lawn and shrubs, paved walkway leading to front door, patio area with space for storage, area in lawn, outside sockets, oil tank, oil boiler, outside light and tap.

Rear - Area in lawn and mature hedging, area in stones with space for storage and multiple vehicles, metal outhouse/garage, side gate for vehicle access.

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.

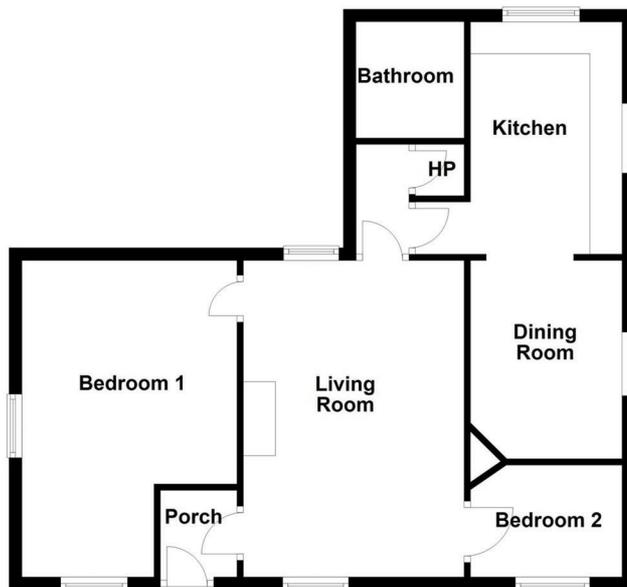
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk





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 | | | |
| (39-54) E | | 42 | 48 |
| (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.

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