

ULSTER PROPERTY SALES

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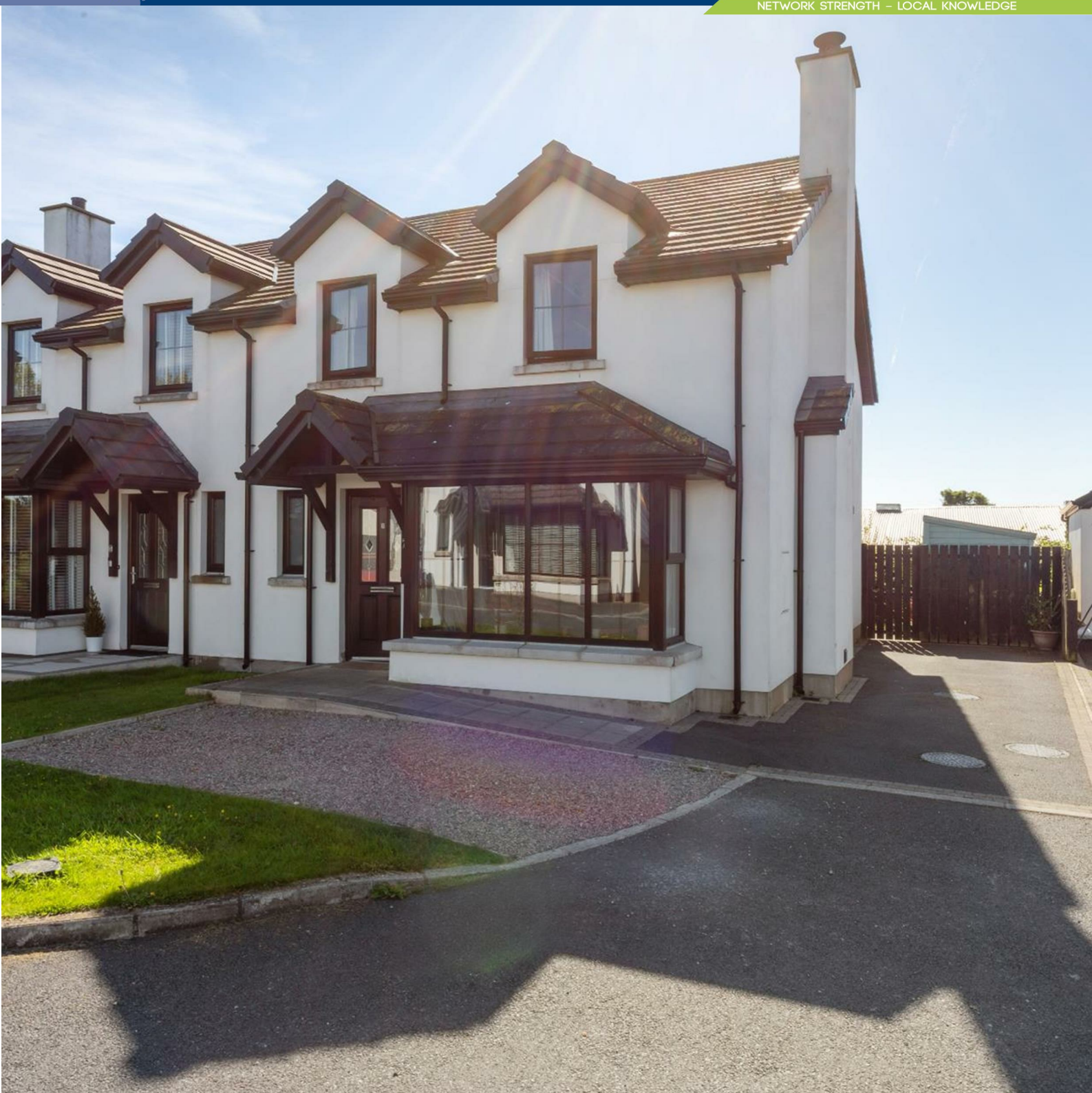
DONAGHADEE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**7 CRANMORE POINT,
KIRCUBBIN,**

OFFERS OVER £184,950

7 Cranmore Point, Kircubbin is a beautifully presented three bedroom semi-detached home offering modern, well-appointed accommodation in a popular residential setting. Finished to a high standard throughout, the property provides a perfect blend of style, comfort and practicality for everyday living.

The ground floor comprises a welcoming hallway with useful under stair storage and a convenient W/C. The spacious living room is a standout feature, boasting a bay window, dual aspect and a charming multi fuel stove. To the rear, the impressive kitchen offers a contemporary range of units complemented by solid wood work surfaces and a Belfast sink, with ample space for dining and direct access to the garden. A separate utility room adds further convenience and storage.

Upstairs, the property benefits from three well-proportioned double bedrooms, including a principal bedroom with walk-in wardrobe. The family bathroom is fitted with a modern white suite, including both bath and separate shower facilities.

Externally, the home benefits from roof mounted solar panels, fully owned and included in the sale, providing both energy efficiency and an additional income stream.

Fully enclosed rear garden with a combination of patio and lawn, ideal for relaxing or entertaining. To the front, there is a paved driveway providing off-street parking along with additional landscaped areas.

This excellent home will appeal to a wide range of buyers including first-time purchasers, young families and those seeking a modern, move-in ready property in a convenient and desirable location.



Key Features

- Beautifully Presented Three-Bedroom Semi-Detached Home
- Contemporary Kitchen With Solid Wood Work Surfaces And Belfast Sink With Space For Dining And Utility Room.
- UPVC Double Glazed And Oil Fired Central Heating And Roof Mounted Solar Panels.
- Paved Driveway With Space For Two Vehicles.
- Spacious Living Room Boasting A Bay Window, Dual Aspect And A Charming Log Burner
- Three Double Bedrooms, Including A Principal Bedroom With Walk-In Wardrobe.
- Fully Enclosed Rear Garden With A Combination Of Patio And Lawn.
- Attract A Wide Range Of Buyers Including First-Time Buyers, Investors And Young Families.



Accommodation

Comprises:

Ground Floor

Hallway

Recessed spotlights, under stairs storage, tiled floor.

WC

Suite comprising, low flush wc, pedestal sink with tiled splash back, spotlights and tiled floor.

Living Room

22'3" into bay x 12'6"

Multi fuel stove, Solid wood flooring, bay window, dual aspect.

Kitchen

20'0" x 13'0"

Modern range, high and low level units, solid wood work surfaces, Belfast sink with mixer tap, space for fridge freezer, four ring induction hob, integrated oven, stainless steel extractor hood, tiled floor, part tiled walls, space for dining, access to rear.

Utility Room

Plumbed for washing machine and tumble dryer, built in storage.

First Floor

Bedroom 1

Double bedroom, walk in wardrobe.

Bedroom 2

11'3" x 10'8"

Double bedroom.

Bedroom 3

10'0" x 8'7"

Double bedroom, built in storage.

Bathroom

Suite comprising low flush wc, panelled bath with mixer tap and tiled splash back, shower enclosure, wall mounted over head shower, pedestal wash hand basin with mixer tap, tiled flooring, part tiled walls, extractor fan, spotlights, stainless steel towel rail.

Outside

Rear: Fully enclosed, area in patio, area in lawn, Oil fired boiler shed, oil tank, side access for bins, outside tap and light.

Front: Paved walkway to front door, area in lawn, area in stones, paved drive, space for two cars.

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.

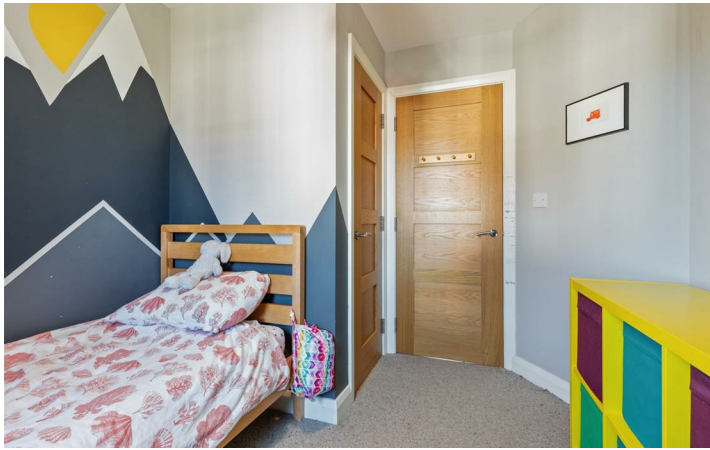
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

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



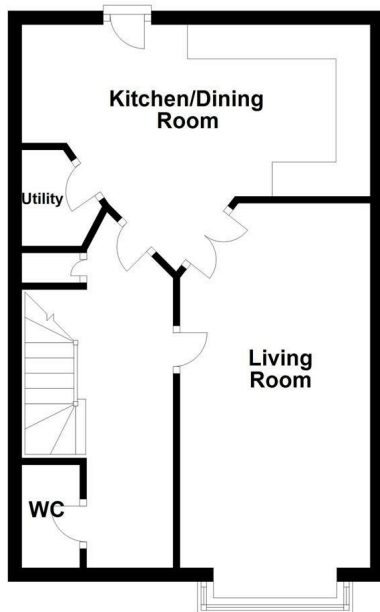




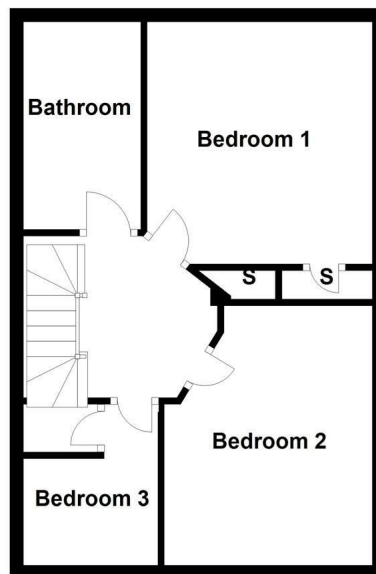




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(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.

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