

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**105 RUBANE ROAD,  
KIRCUBBIN, BT22 1AU**

**OFFERS OVER £249,950**

Situated on the sought after Rubane Road in Kircubbin, this well presented detached bungalow offers spacious and versatile accommodation in a peaceful semi-rural setting. Internally, the property benefits from a bright and welcoming entrance hall, generous living room with wood burning stove, separate dining room and an additional lounge open plan to the sunroom, providing excellent flexible living space for modern day family life.

The fitted kitchen offers a range of high and low level units along with integrated appliances and breakfast bar seating, while a separate utility room provides additional practicality and access to the rear garden. The property further benefits from three well proportioned bedrooms, a family bathroom and separate shower room.

Externally, the home enjoys a generous site with paved driveways to both the front and rear, providing ample parking for multiple vehicles. The enclosed south facing rear garden is laid in lawn with patio areas, mature shrubs and hedging, creating an ideal outdoor space for relaxing or entertaining. Four sheds and garage access provide excellent additional storage.

Offering spacious single level accommodation in a convenient location close to Kircubbin village amenities and surrounding countryside, this property is sure to appeal to a wide range of buyers including families, downsizers and those seeking a quieter coastal lifestyle.



## Key Features

- Detached Three Bedroom Bungalow In A Sought After Semi-Rural Location
- Bright Living Room With Wood Burning Stove
- Modern Fitted Kitchen With Integrated Appliances And Breakfast Bar
- Enclosed South Facing Rear Garden With Patio Areas And Mature Planting
- Spacious And Flexible Accommodation Throughout
- Additional Lounge Open Plan To Sunroom
- Family Bathroom And Separate Shower Room
- Ample Driveway Parking, Garage Access And Multiple Outdoor Storage Sheds



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate flooring, access to roofspace, built in storage.

#### Living Room

17'10" x 12'11"

Wood laminate flooring, wood burning stove with tiled hearth and wooden mantle, corniced ceiling.

#### Dining Room

11'10" x 9'9"

Wood laminate flooring, corniced ceiling.

#### Lounge

11'9" x 10'8"

Wood laminate flooring, fireplace with wooden mantle and tiled hearth, open to sunroom.

#### Sunroom

9'9" x 9'8"

Wood laminate flooring, access to rear.

#### Kitchen

16'8" x 14'1"

Range of high and low level units, wood laminate work surfaces, inset stainless steel sink with drainer and mixer tap, integrated dishwasher, space for fridge freezer, 4 ring induction hob, integrated oven and microwave, stainless steel extractor hood, wood laminated flooring, part tiled walls, breakfast bar.

#### Utility

Plumbed for washing machine and space for tumble dryer, wood laminate flooring, access to rear.

#### Shower Room

White suite comprising, shower enclosure with electric shower and sliding glass door, low flush w/c, pedestal sink with mixer tap, tiled floor and part tiled walls, extractor fan.

#### Bathroom

White suite comprising, generous panelled bath with mixer tap and hand held shower head, low flush w/c, vanity unit with mixer tap, tiled floor, part tiled walls.

#### Bedroom 1

14'9" x 9'8"

Double, wood laminate flooring, corniced ceiling.

#### Bedroom 2

13'0" x 13'0"

Double bedroom, built in wardrobes, wood laminate flooring.

#### Outside

Front: Paved driveway, space for multiple vehicles, area in lawn, area in mature shrubs and hedging, side access for vehicles.

Back: Paved patio area, area in lawn, paved drive for vehicles, 4 sheds, mature shrubs and hedging, access to garage, outside light and tap, fully enclosed, South facing.

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](http://www.legislation.gov.uk)



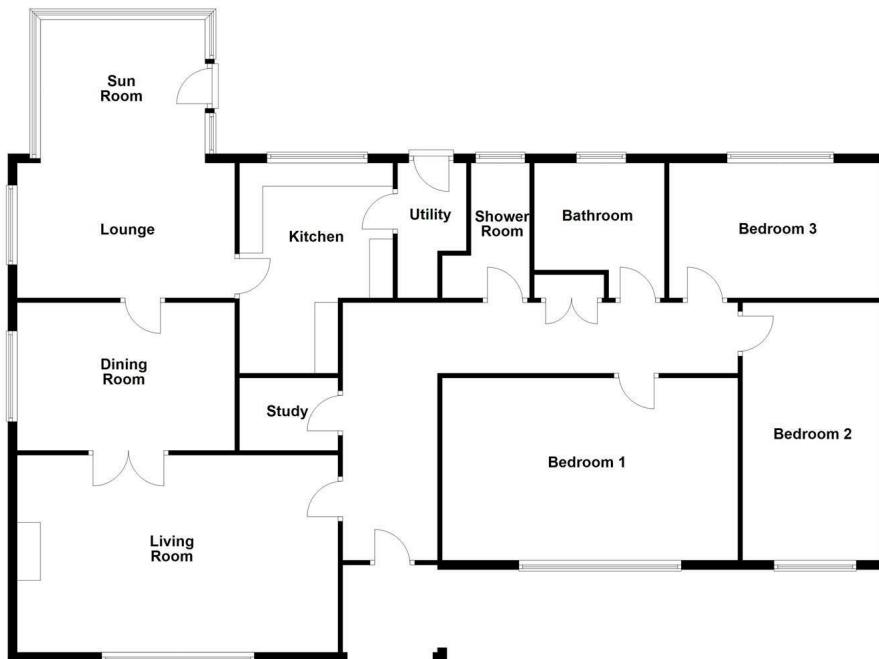








Ground Floor



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		
(21-38)	F		
(1-20)	G		
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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