



43 LOUGHDOO ROAD

Portaferry BT22 1HW

Offers Around

£649,950



BUNGALOW - DETACHED

| 4  | 3  | 3 

Add text here

- Truly Exceptional Detached Single Storey Irish Farm House Extending to Around 3200 Square Feet, Designed by Award Winning Architect Des Ewing.
- Idyllic Semi Rural Site of Around Half an Acre With The Option to buy Around 9 Extra Acre
- Lies Between Cloughey & Portaferry, approximately 4 Miles from Portaferry, 1 Mile from Cloughey Beach and 1 Mile from Strangford Lough on the Peninsula
- Finished to an Exceptional Standard Throughout but Has that All Important Feeling of Warmth, Charm and Character
- Bright, Spacious and Versatile Accommodation
- Superb Modern Fitted Kitchen with Extensive Range of Bespoke Wooden High and Low Level Units, Dekton Worktops, Electric Range Cooker, Range of Integrated Appliances, Feature Vaulted Ceiling and Dual
- Large Sun Room with Herringbone Style LVT Wood effect Floor, Cast Iron Wood Burning Stove and Feature Vaulted Ceiling
- Large Drawing Room with Herringbone Style Wooden Floor and Cast Iron Wood Burning Stove
- Four Well Proportioned Bedrooms Including Main Bedroom with Double Glazed French Doors to Outside and Jack and Jill En Suite Shower Room
- Guest Bedroom with En Suite Shower Room



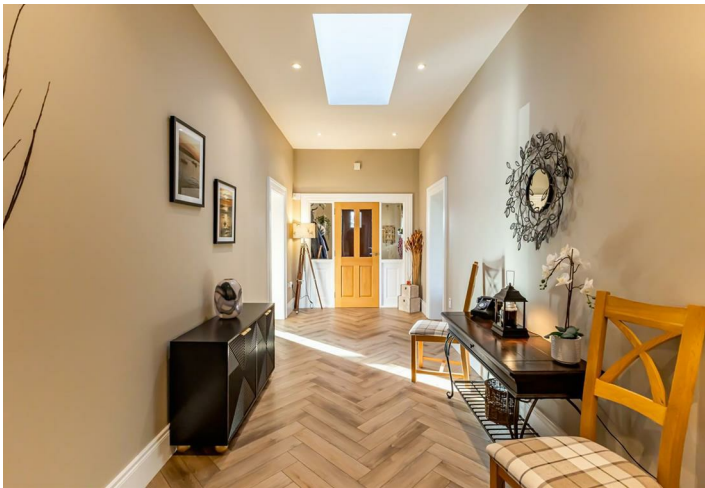
ROOM DETAILS

| | | | |
|--------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------|-----------|
| Ground Floor | SUN ROOM (18'10" x 15'7") | ENSUITE SHOWER ROOM | Outside.. |
| ENCLOSED ENTRANCE PORCH | UTILITY ROOM DOWNSTAIRS WC | BEDROOM FOUR (14'8" x 11'0") | |
| SPACIOUS RECEPTION HALL | BEDROOM ONE (19'4" x 15'9") | BATHROOM | Outside |
| DRAWING ROOM (20'1" x 16'4") | JACK AND JILL EN SUITE SHOWER ROOM | DETACHED DOUBLE GARAGE (27'10" x 18'4") | |
| SUPERB MODERN FITTED KITCHEN WITH CASUAL DINING/FA (27'5" x 20'1") | BEDROOM THREE (17'0" x 11'0") | OFFICE (31'1" x 11'9") | Outside. |
| | BEDROOM TWO (19'4" x 12'3") | BARN (18'9" x 18'0") | |



DIRECTIONS

Heading from Cloughey to Portaferry turn right onto Loughdoo Road.



THE LOCAL AREA

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 76 |
| (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 |

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk JOHNMINNIS.CO.UK f @ X in v



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment any authority to make or give, any representation or warranty whatever in relation to the property. All dimensions are taken to the nearest 3 inches.