



17A MONLOUGH ROAD

NEWTOWNARDS BT23 6BZ

Offers Around

£325,000



COTTAGE

| 2  |  | 1 

Add text here

- Charming Detached Cottage Tucked Away in the Scenic Countryside of Moneyreagh
- Set on 4 acres of land
- Dating Back to 1924, This Bungalow Blends Timeless Character with Contemporary Living
- Finished to an Exceptionally High Standard Throughout This Home Offers a Rare Opportunity to Enjoy Rural Living with Modern Comforts
- Two Well Proportioned Bedrooms
- Modern Bathroom
- Fully Fitted Kitchen with Ample Dining Space and Dual Outlook to Front and Back
- Cosy Lounge with Feature Multi-Fuel Wood Burning Stove
- Additional Utility Space
- Oil Fired Central Heating



ROOM DETAILS

<i>Entrance</i>	<i>BEDROOM (2):</i>
<i>ENTRANCE</i>	(6'6" x 12'7")
<i>HALL:</i>	<i>BOILER HOUSE /</i>
(5'3" x 5'11")	<i>UTILITY:</i>
<i>FAMILY LOUNGE:</i>	(10'9" x 9'1")
(16'1" x 14'0")	<i>Outside</i>
<i>KITCHEN/DINING</i>	<i>SHEDS / STABLES</i>
(16'1" x 14'11")	
<i>HALLWAY:</i>	<i>LAND:</i>
(3'1" x 12'2")	
<i>SHOWER ROOM:</i>	
(8'2" x 9'6")	
<i>BEDROOM (1):</i>	
(10'10" x 12'4")	



DIRECTIONS

From Comber head towards Moneyreagh. Once on the Hillsborough Road. Turn left onto the Tullyhubbert Road, then right onto the Monlough Road, number 17A will be on your right-hand side.



THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(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

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