



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**152 MAIN ROAD, CLOUGHEY, BT22 1JA**  
**OFFERS AROUND £399,950**



**Scan for Property Details  
and to Arrange a Viewing**



# The Property

Arguably one of the finest homes in the locality, here is a fantastic opportunity to purchase an attractive modern home with stunning sea views to the front and direct access to Kirkiston Castle Golf Club to the rear. Conveniently positioned in the heart of Cloughey not only do you have the golf course on your doorstep but you are also opposite the tennis courts and boardwalk leading to the picturesque beach.

The property itself offers over 3,000 square feet of bright, spacious and flexible accommodation cleverly designed to maximise the wonderful aspects to both front and rear. As you enter the property you are welcomed by an impressive dining hall with attractive oak fireplace and open fire which leads through to a family room with feature sandstone fireplace and open fire and then through to a sun room with double glazed doors to outside. You also have a kitchen with granite work surfaces, guest bedroom with en suite shower room and that all important home office or study. Upstairs this property is further enhanced by having arguably the room of the house which is a fabulous drawing room with outstanding aspect overlooking the golf course and a feature granite fireplace with gas coal effect fire. Three bedrooms all with sea views, including a main bedroom with dressing room and en suite shower room, as well as a bathroom complete the first floor accommodation.

Outside does not disappoint either. A stone pillared entrance leads to a large driveway in attractive brick paviour which provides ample parking for numerous vehicles such as cars, caravans, boats and horse boxes, etc. There is also a well presented front garden with plants and shrubs. To the rear is an immaculate garden consisting of lawns, raised flowerbeds, array of colourful flowers, plants and shrubs and various terrace areas. The rear garden also has a westerly aspect making an ideal space for outdoor entertaining or enjoying the sun. Other benefits include oil fired central heating, double glazed windows, Megaflo pressurised water system, ground floor cloakroom with WC, utility room and garden shed.

Properties of this calibre rarely make it to the open market and with all it has to offer we can thoroughly recommend a viewing at your earliest opportunity so as to appreciate it in its entirety.

## Property Features

- Outstanding Modern Family Home Backing onto Kirkiston Castle Golf Club with Direct Access
- Picturesque Stunning Sea Views to the Front of the Property
- Bright, Spacious and Flexible Accommodation Extending to Over 3,000 Square Feet
- Convenient Position Right in the Heart of Cloughey With Not Only Easy Access to the Golf Course but Also the Tennis Courts and Board Walk Which Leads to the Picturesque Beach
- First Floor Drawing Room with Outstanding Aspect Overlooking the Golf Course, Feature Granite Fireplace and Gas Coal Effect Fire
- Family Room with Attractive Stone Fireplace, Open Fire and Double Glazed French Doors to Sun Room
- Sun Room with Aspect Overlooking the Golf Course and uPVC Double Glazed French Doors to Outside
- Large Dining/Reception Hall with Attractive Carved Oak Fireplace, Open Fire and Picturesque Sea Views
- Kitchen with Aspect Overlooking the Golf Course, Granite Work Surfaces and Separate Utility Room
- Four Well Proportioned Bedrooms All with Picturesque Sea Views, Main Bedroom Also Has Dressing Room and En Suite Shower Room
- Ground Floor Guest Bedroom with En Suite Shower Room
- Bathroom with Three Piece White Suite



**Offers Around £399,950**  
Detached  
4 Bedrooms  
4 Receptions

## Property Features

- Downstairs Cloakroom with WC
- All Important Study/Home Office
- Oil Fired Central Heating and Double Glazed Windows
- Megaflo Pressurised Water System
- Beautifully Presented Front Garden in Lawns with Flowerbeds in Plants and Shrubs
- Stone Pillared Entrance to Extensive Driveway in Attractive Brick Paviour Which Provides Parking for Numerous Vehicles Such as Cars, Caravans, Boats and Horse Boxes, etc
- Immaculate Rear Garden in Lawns with Raised Flowerbeds, Array of Colourful Flowers, Plants, Trees and Shrubs and Various Terrace Areas
- Rear Garden Has a Westerly Aspect Making an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Pedestrian Access from the Rear of the Property onto the Golf Course
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers
- Various Tourist Attractions Close by Such as Mount Stewart Gardens, Portaferry Aquarium and the Abbey at Greyabbey
- Donaghadee, Bangor and Newtownards also Easily Accessible

# Accommodation

## Ground Floor

Enclosed Entrance Porch

Large Dining/Reception Hall  
29' x 19'3"

Cloakroom with WC

Home Office or Study  
9'9" x 9'8"

Bedroom Four  
16'9" x 11'5"

Ensuite Shower Room

Family Room  
20'9" x 13'7"

Sun Room  
12'6" x 12'

Kitchen  
16'7" x 10'5"

Utility Room

## First Floor

Spacious Landing

Drawing Room  
24'6" x 16'7"

Bedroom One  
18' x 17'5"

Dressing Room

En-Suite Shower Room

Bedroom Two  
16'9" x 11'5"

Bedroom Three  
14'2" x 9'9"

Bathroom

## Outside

Brick Pavior Driveway with parking for numerous cars etc

Immaculate Rear Garden with Westerly Aspect, Brick Pavior Terrace Areas and Timber Decked Terrace

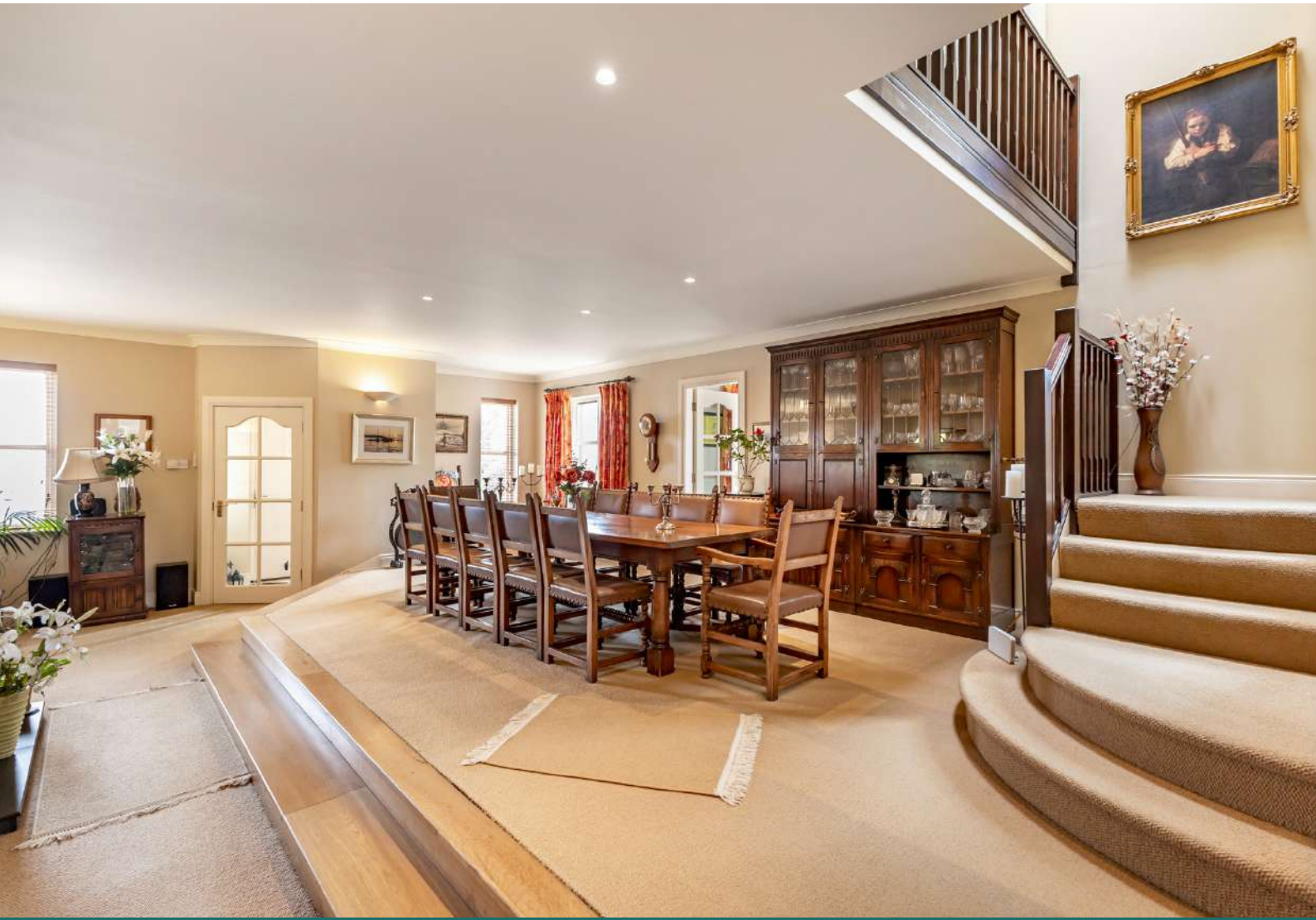
Garden Shed

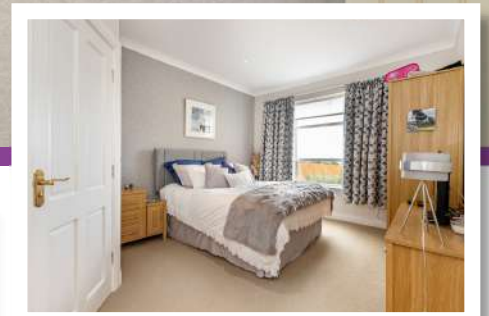
Garden backs onto the Golf Course with Pedestrian Access

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



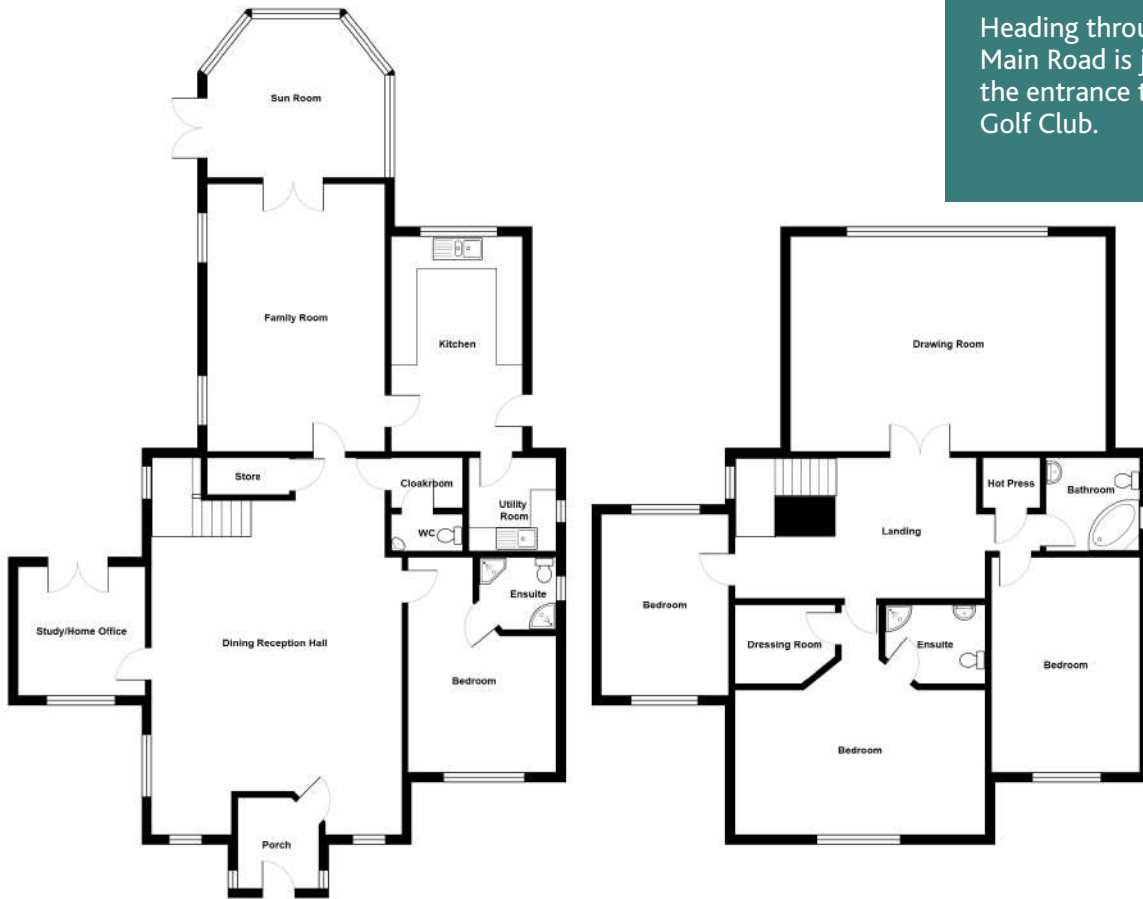






# Directions

Heading through Cloughey, 152 Main Road is just to the right of the entrance to Kirkistown Castle Golf Club.



All measurements are approximate and for display purposes only.



## Viewing

By appointment through agent.

## Free Valuation

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	62	64
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
Not energy efficient - higher running costs		

## Bangor/Ards Peninsula

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