



Killaire Road,

**Offers in the region of  
£795,000**



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## a, Killaire Road, Bangor, County Down

### Offers in the region of £795,000

Sea Garden, 6a Killaire Road, occupies one of the best frontline Marine sites available in North Down. This property has direct access to the coastal path and its own slipway yet remains exceptionally private and well screened in this mature woodland setting. The property was built in 19xx and offers over 2200 square feet of accommodation. The present layout provides 4 bedrooms and 2 separate reception rooms with an ensuite to the master and additional family bathroom. A fitted Poggenpohl kitchen and utility room completes the internal layout. Buyers may seek to extend the property further to take greater advantage of the sea views on offer and the property has been priced to allow for updating throughout. The grounds, which commence at the start of the access laneway provide 2 main garden areas, a private enclosed wall garden and more generous lawns ideal for families. The site is fully screened with mature trees and a woodland backdrop making Sea Garden the perfect space to get away from it all and enjoy the views.

#### ENTRANCE PORCH

upvc double glazed front door, Chinese slate floor, glazed door to

#### RECEPTION HALL

Built in cupboard, cornice ceiling.

#### LOUNGE

6.43m x 4.52m (21'1" x 14'10")

Picture window with views over Belfast Lough, Fireplace with gas fire and slate hearth, cornice ceiling.

#### LIVING ROOM

4.04m x 3.66m (13'3" x 12'0")

Views over Belfast Lough.

#### KITCHEN

5.16m x 3.63m (16'11" x 11'11")

Poggenpohl kitchen comprising : Single drainer 1.5 inset sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in Gaggeneau double oven and 2 ring gas hob, extractor fan and canopy, integrated Gaggeneau dishwasher, integrated steamer and integrated microwave, part tiled walls, ceramic tiled floor, casual dining area.

#### UTILITY ROOM

2.79m x 2.57m (9'2" x 8'5")

Single drainer stainless steel sink unit with mixer taps, range of high and low level units with laminated work surfaces, plumbed for washing machine, ceramic tiled floor, fully tiled walls, airing cupboard, upvc double glazed door to rear.

#### INTEGRAL GARAGE

6.02m x 5.21m (19'9" x 17'1")

Electric up and over door, power and light.

#### BEDROOM ONE

3.89m x 3.02m (12'9" x 9'11")

Range of built in robes with mirrored sliding doors providing access to

#### EN-SUITE SHOWER ROOM

Tiled spa bath with mixer taps, semi pedestal wash hand basin, low flush WC, bidet, ceramic tiled floor, fully tiled walls.

#### LOWER GROUND FLOOR

Stairs to lower ground floor and double glazed door to gardens.

#### BEDROOM TWO

4.29m x 3.86m (14'1" x 12'8")

Range of built in robes with mirrored sliding doors.

#### BEDROOM THREE

4.78m x 3.02m (15'8" x 9'11")

Recessed spotlights.

#### BEDROOM FOUR

3.66m x 3.02m (12'0" x 9'11")

#### BATHROOM

White suite comprising : Spa bath with overhead Sunbed, fully tiled built in shower cubicle with thermostatically controlled shower unit, low flush WC, bidet, pedestal wash hand basin, fully tiled walls, recessed spotlights.

#### OUTSIDE

Laneway sweeps from Killare Road to the shore with ample parking space. The property is immediately served by a brick paved courtyard with direct access to Integral garage.

#### GARDENS

Mature walled garden with paved walkways and patio providing excellent privacy from nearby coastal path. Generous gardens to side of property in lawns shrubs and mature trees with uninterrupted sea views and access to the coastal path and slipway.

#### DIRECTIONS

Turn left under the bridge at bottom of Station Road into Killare Road. 6A is accessed via a laneway on the right hand side and sits adjacent to the shore.

#### FLOOR PLAN



For full EPC please contact the branch





6A Killaire Road, Bangor. BT19 1EY

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Total Area: 184.7 m<sup>2</sup> ... 1988 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

