

# For Sale

Asking Price: £365,000

SimonBrien



1 Shore Road  
Killough  
Downpatrick  
BT30 7QR

[simonbrien.com](https://simonbrien.com)





Enjoying an elevated shore-fronting site this magnificent detached home boasts uninterrupted views across the bay to Coney Island and Ardglass, a nature-lovers dream with busy bird and sea-life on display in an ever-changing landscape.

The accommodation has been extended and finished to an exacting standard briefly comprising an impressive reception hall, two separate reception rooms each with feature fireplaces and multi-fuel stoves, spacious dining area open plan to a modern fitted kitchen with separate utility room. There are three double bedrooms, principal with an en suite WC in addition to the ground floor family bathroom. Externally the property benefits from ample driveway parking, an attached garage, gardens in lawn with decking to the front and low maintenance patio to the rear.

Suitable to a range of buyers and with a high-spec finish throughout we recommend an internal appraisal at your earliest convenience.



## Accommodation

uPVC front door to

### Tiled Entrance Porch

10' x 8'2" (3.05m x 2.5m):

### Reception Hall

18'4" x 11'5" (5.6m x 3.48m):

Wood effect flooring, double doors to

### Drawing Room

22'8" x 21'10" (6.9m x 6.65m):

Matching flooring, multi-fuel stove, storage under stairs, doors to rear, staircase to bedroom one

### Bedroom 3

12'5" x 10'11" (3.78m x 3.33m):

Matching flooring, mirror-fronted sliding robes (ground floor)

### Bathroom

14'10" x 8'10" (4.52m x 2.7m):

Luxury white suite comprising low flush WC, vanity unit, tiled panelled bath with shower above

### Living Room

15'11" x 12'6" (4.85m x 3.8m):

Feature fireplace with wood burning stove

### Dining Area

12'4" x 11'3" (3.76m x 3.43m):

Porcelain tiled floor

### Kitchen

14'3" x 12'2" (4.34m x 3.7m): Modern fitted kitchen with excellent range of units, worksurfaces, sink unit, extractor fan, matching floor tiling and tiled splash back

### Utility Room

Range of units, matching tiling, work surfaces, plumbed for washing machine







**Staircase from Drawing Room to**

**Bedroom 1**

21'8" (6.6) x 13'7" (4.14)

(at widest, including en suite):

**En Suite WC**

Low flush suite

**Staircase from Reception Hall to**

**Bedroom 2**

14'9" x 10' (4.5m x 3.05m):

**Storage Room**

10'5" x 5'2" (3.18m x 1.57m):

**Outside**

Entrance gates to tarmac driveway with good parking. Front gardens in lawn with decking, low maintenance rear garden

**Attached Garage**

22'8" x 14'1" (6.9m x 4.3m):

Electric roller door

**Garden Store**

12'4" x 6'10" (3.76m x 2.08m):



### Special Features & Services

- Fabulous, extended, detached home on magnificent shore-fronting site in the heart of Killough
- Suitable as a family home, rental investment, holiday home or weekend retreat
- Magnificent drawing room with feature fireplace and multi-fuel burning stove
- Separate living room also with impressive fireplace and stove
- Generous dining area leading to a modern fitted kitchen with separate utility room
- Ground floor bathroom with a modern white suite
- Three double bedrooms over two floors, principal with en suite WC
- Oil fired central heating, uPVC double glazing, high level of insulation throughout
- Driveway parking leading to an attached garage with garden store to the rear
- Front gardens in lawns with decking overlooking the water, low maintenance rear garden

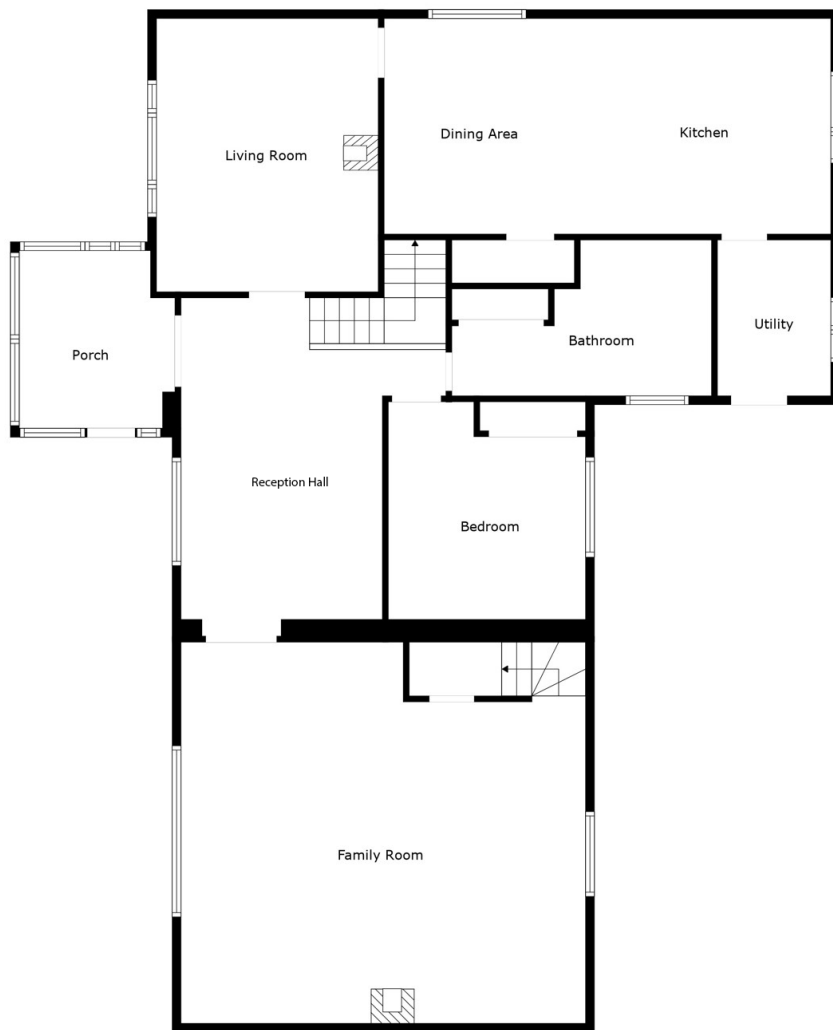




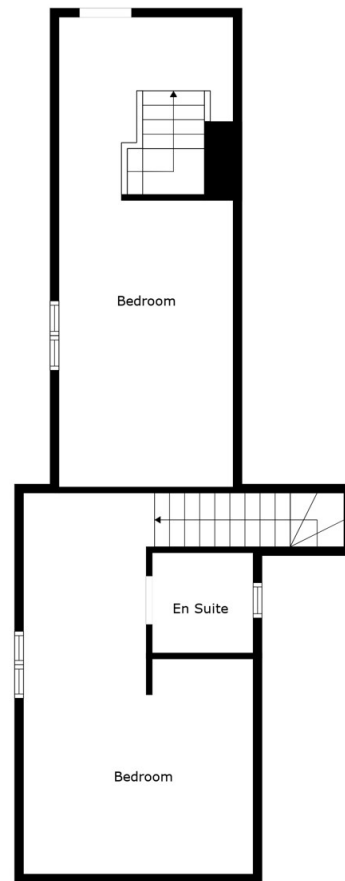








Floor 1



Floor 2

#### VALUER

Ben Wilkinson  
Simon Brien  
525 Lisburn Road, Belfast, County Antrim,  
BT9 7GQ  
T: +44 28 9066 8888  
E: southbelfast@simonbrien.com

#### MORTGAGE ADVICE

Crawford Mulholland Financial  
348 Lisburn Road  
Belfast  
BT9 6GH  
T: 02890665544  
E: office@crawfordmulholland.com

SimonBrien



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	66 D
39-54	E		
21-38	F		
1-20	G		

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