



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

' Moondance' 3 Shore Road | Killough. BT30 7QR
OFFERS AROUND **£334,950**





Offers Around £334,950
Detached
4 Bedrooms
3 Receptions



Property Features

- Welcoming dining hall with panoramic views and impressive timber staircase
- Living room with panoramic views, Morso wood burning stove and French doors to patio and garden
- Country style kitchen with cream oil fired Aga, oak units and separate utility room
- Two ground floor double bedrooms and a spacious family bathroom
- First floor sitting room with panoramic views
- Large master bedroom with sitting area, built in wardrobes and stylish ensuite shower room
- Fitted study could be used as an additional bedroom
- Oil fired central heating, underfloor downstairs and radiators upstairs
- PVC double glazed window frames (majority sliding sash) and double glazed electronically operated skylights with rain sensors
- Light oak internal doors, staircase, skirting boards and architraves. Extensive use of oak flooring and ceilings
- Security alarm and entrance gates wired for electric gates, generator in garage
- Large double garage with loft storage, tarmac driveway (heated in front of garage) and generous parking with space for boat etc.
- Granite pathways and patio, delightful landscaped gardens

Accommodation

Ground Floor

- Sun Porch
8'2" x 7'8"
- Dining Hall
21'10" x 12'6"
- Living Room
17'8" x 14'2"
- Kitchen
15'2" x 10'10"
- Utility Room
8'2" x 7'2"
- Bedroom Two
12'6" x 12'4"
- Bedroom Three
12'6" x 11'10"
- Bathroom
12'6" x 8'8"

First Floor

- Landing
- Sitting Room
23'8" x 11'2"
- Master Bedroom
20'0" x 12'6"
- En Suite Shower Room
8'8" x 5'0"
- Study
17'0" x 7'4"

Outside

- Garage
- 20'6" x 17'6"
- Driveway Parking
- Side and Rear Gardens
- Granite Patio

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



Moondance commands a breath taking site with ever-changing and uninterrupted views across the bay to Coney Island and out to sea with the Isle of Man in the distance. It is on the edge of the beautiful village of Killough and yet offers a high degree of privacy. From the front door and the gardens you can hear the waves lapping on the shore and see the lobster fishermen checking their pots.



Directions

Heading from Downpatrick take the Killough Road and Downpatrick Road to Fishermans Row. Continue on Fishermans Row and drive to Point Road. Property will be located on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		63	69
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

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Comber /Ards Peninsula

40 The Square, Comber
Newtownards. BT23 5DU

T 028 9187 1212

property@johnminnis.co.uk



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