

1 IRVINGTON AVENUE

KILKEEL, COUNTY DOWN

FOR SALE BY
PRIVATE TREATY





Beautiful Tudor style detached residence located in quaint seaside location

SPECIFICATION

- 4 bed detached dwelling built in 1939
- Located on premier site
- Flexible accommodation with opportunity for a ground floor bedroom with ensuite
- Modern and stylish accommodation which is perfect for family living
- Beautiful landscaped gardens with double garage & boiler shed
- Potential to extend, subject to relevant planning permissions



Location

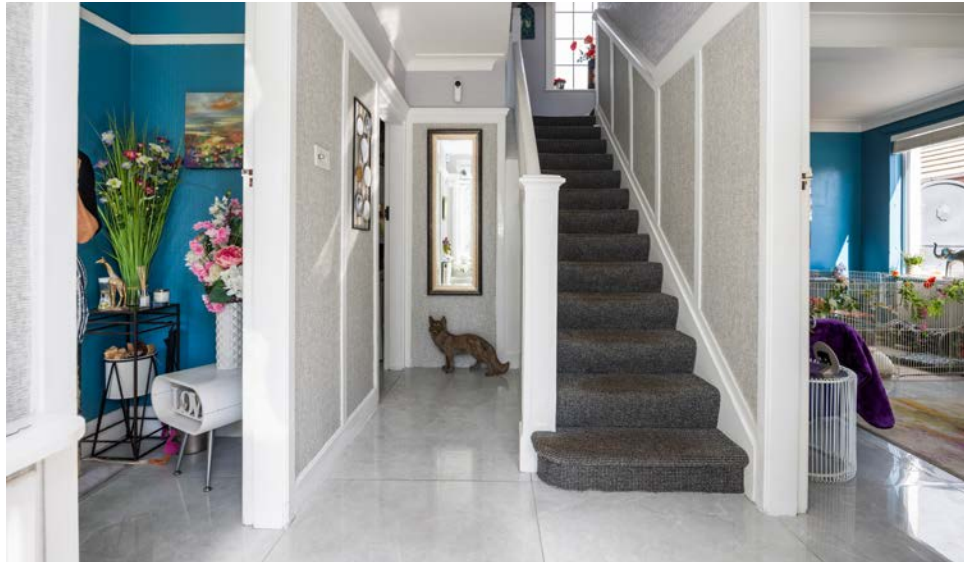
This stunning property is located on Irvington Avenue in Kilkeel, County Down. Kilkeel is a small town and civil parish located on the Irish Sea coast. This location offers excellent scenery with walks around the harbour and along Kilkeel beach, and the Mourne Mountains offer a beautiful backdrop.

The area is known as the main fishing port, and its harbour is home to the largest fishing fleet in Northern Ireland, with the subject property having its own ties to the local fishing fleet. The main industries in the area are fishing, with many pleasure anglers off the piers, and lobster farming along the coastline. The area is also known for Collins Aerospace, which is the largest employer in the area. Kilkeel and the surrounding areas are highly regarded for its agricultural roots, with the lands being farmed for generations, creating a beautiful patchwork of fields and dry stone walls which are unique to the area.

There are fantastic eateries, including The Harbour Inn, Kilmorey Arms Hotel and Tom O'Shanter Steakhouse. Kilkeel Harbour was founded in the 1850s, offering deep-sea angling and boat trips, perfect for those with boating and fishing interests. Further local amenities include cycling & mountain bike trails at Rostrevor, golfing at Kilkeel Golf Club, horse riding at Gamekeepers Lodge Equestrian & Activity Centre and cookery classes at Mourne Seafood Cookery School.

NEARBY AMENITIES

- Newry – 19.0 miles
- Belfast – 52.1 miles
- Dublin – 83.3 miles
- Belfast City Airport – 55.3 miles
- Belfast International Airport – 57.5 miles





The Property

Charming period style detached dwelling, perfect for family living

1 Irvington Avenue is a beautiful period-style residence situated in a tranquil seaside location, with the backdrop of Kilkeel Harbour and the Mourne Mountains. The property has a fantastic history with the American Navy occupying the property during WW2. The property is situated on a premier corner site, benefitting from a beautiful private setting with mature trees and shrubs surrounding the boundary. There is ample parking provided on the private driveway.

The property offers well-portioned and stylish accommodation throughout. On the first floor, there is an entrance hall which is flanked by the primary reception rooms with a family snug that benefits from dual bay windows and an open fireplace, and a family living room. There is the opportunity to utilise the living room as a bedroom, as there is an existing ensuite with an electric shower. This presents an opportunity for a modern multigenerational home or future planning. From the family snug, there is an open-style kitchen/dining room with a range of low and high wall-mounted units. This accommodation is perfect as a relaxed entertainment space.

The second floor offers four double bedrooms with built-in storage, a family bathroom with a bath/shower, and a flexible room that offers the potential for a reading room or storage, and benefits from access to the balcony. There is an opportunity to extend the accommodation on the second floor, subject to relevant planning permissions.

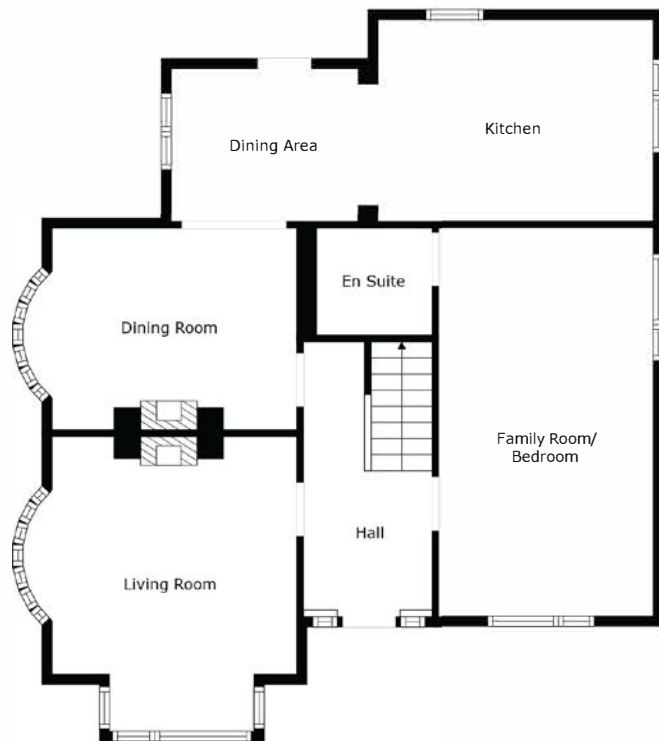
Externally, the property has a double garage with an electric roller shutter door and a boiler room. Surrounding the property are mature trees and stunning landscaped gardens with a range of flora and fauna.



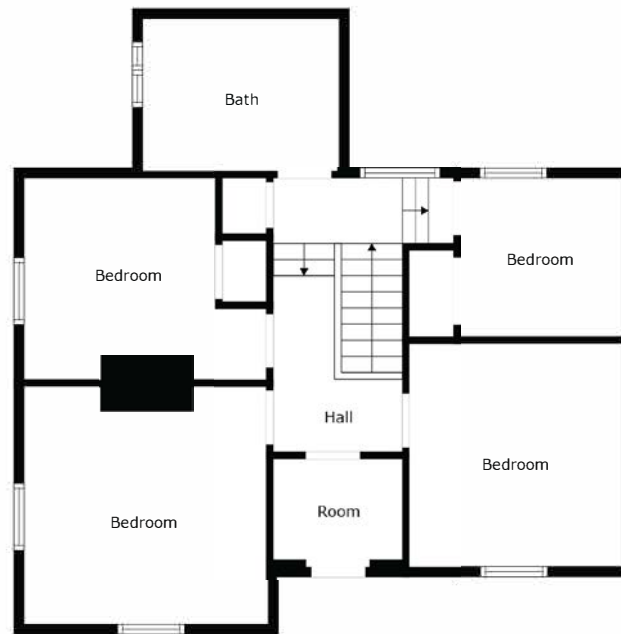


Floor Plans

1 Irvington Avenue, Kilkeel, County Down



Ground Floor



First Floor



General Remarks

VIEWINGS

Strictly by appointment by Savills.

POSTCODE

The postcode for the property is BT34 4BZ.

WHAT3WORDS

///waddle.parading.ribs

EPC

D55

LOCAL AUTHORITY

Newry, Mourne & Down District Council

Tel: +44 (0) 330 1374 000

Website: info@nmandd.org

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings.

SERVICES

Mains electricity supply, mains water supply and drainage, oil-fired central heating, burglar alarm and broadband connection. Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

SOLICITORS

Charlene McGlinchey

McCay Legal

1 John Wesley St

Strabane BT82 8EF

CLOSING DATE

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

ENTRY

Entry is by agreement.

CLOSING DATE

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PLANS, AREAS AND SCHEDULES

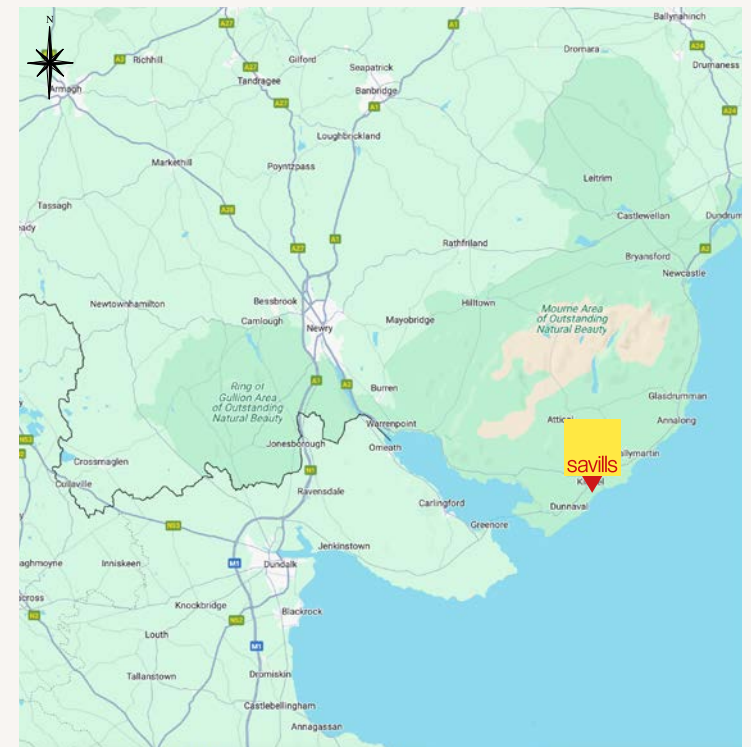
These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitors, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

GENERALLY

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



For identification purposes only



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