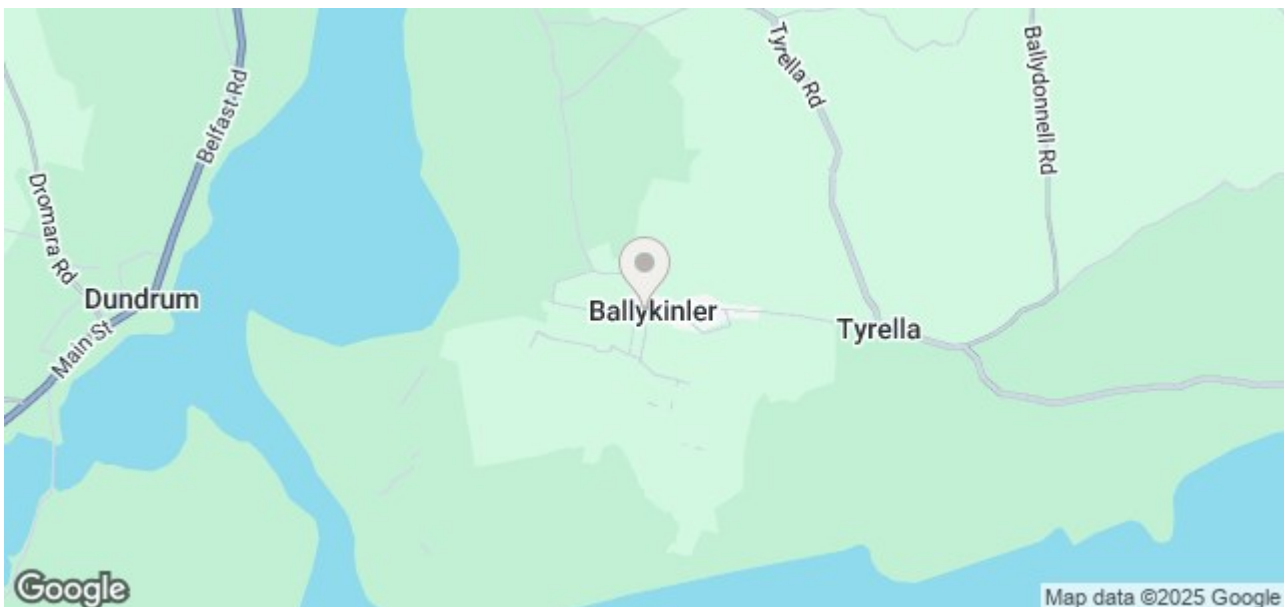




23 SHORE ROAD, BALLYKINLER,



OFFERS AROUND £129,950

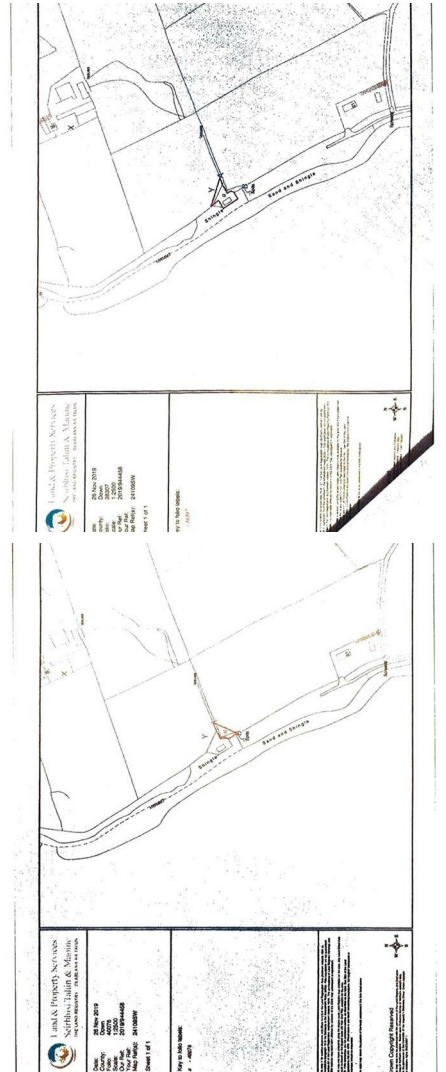
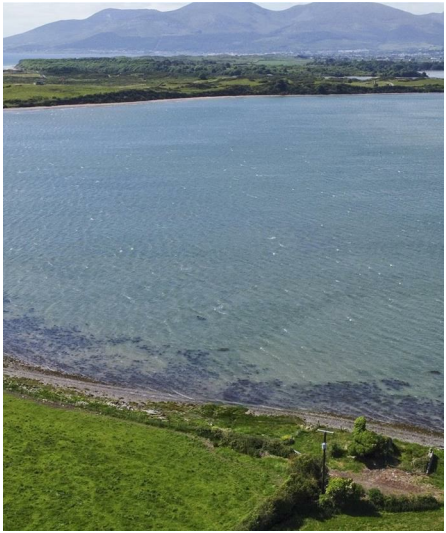
Nestled just above the mean high water mark on the unspoiled Ballykinler shoreline, the remains of this original beachfront cottage offer a unique chance to restore this coastal home. Boasting breathtaking panoramic views across Dundrum Bay (recently crowned the best place to live in Northern Ireland) to Murlough Nature Reserve, with the majestic Mourne Mountains perfectly framed on the horizon, the setting is nothing short of spectacular.


The original cottage layout includes three bedrooms, a bathroom, a lounge, and a kitchen with a dining area. Planning permission was previously granted for restoration, presenting an exciting opportunity for a sympathetic rebuild or renovation project.


Access is via an unmade road crossing the foreshore, adding to the property's secluded and tranquil appeal. A rare find for those seeking a peaceful coastal retreat with unrivaled views and connection to nature.



Key Features



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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