



6 Shorelands Drive Cloughey, Newtownards, BT22 1GY

We've had the privilege of selling a number of properties in the Shorelands area in recent months and they have all been excellent examples. This semi detached home is no exception having been presented to an exceptional standard inside and out - It really is a must see home and comes with many additional features.

The property is presented to "show home" standard with the lounge benefiting from "bespoke" alcove storage, a bay window and a feature multi fuel stove, whilst the kitchen/diner is the stuff of "Celebrity homes" offering a beautiful standard of finish and a very attractive central "island/breakfast bar" with feature lighting. The first floor offers 3 well proportioned bedrooms, including a master with luxury en-suite shower room, and a recently modernised family bathroom. The loft is accessed via a slingsy ladder and benefits from a velux window and "office" area. It is home to the Solar PV control system which provides electricity to the entire home, saving buyers a small fortune in energy bills, and compliments the uPVC double glazing & oil fired central heating.

Outside the corner site is fully enclosed and "child friendly" with lawns, paved patio and pebbled parking area for several vehicles whilst the stunning Cloughey beach is literally a stones throw away.

A family home, a holiday home. A first start or a fresh start. The choice is yours with nothing to do but move in and enjoy.

Offers Over £195,000

6 Shorelands Drive

Cloughey, Newtownards, BT22 1GY



- Stunning semi detached home with many added features
- 3 bedrooms - Master en-suite
- Lounge with bespoke storage, bay window & multi fuel stove
- Luxury kitchen with feature "Island/breakfast bar"
- Modern bathroom + Ground floor cloakroom
- uPVC double glazing
- Oil fired central heating
- Extensive, private solar energy system
- Generous, enclosed gardens in lawn with paved patio and parking for several vehicles
- Just a stones throw from the beautiful Cloughey beach.

Entrance

Entrance hall

16'7x6'9 (5.05mx2.06m)

Lounge

18'6x11'4 (5.64mx3.45m)

Kitchen/diner

18'7x13 (5.66mx3.96m)

WC

5'10x2'6 (1.78mx0.76m)

Landing

Bathroom

7'10x6'8 (2.39mx2.03m)

Bedroom 1

15'1x11'8 (4.60mx3.56m)

Ensuite shower room

7'8x6'8 (2.34mx2.03m)

Bedroom 2

11'1x10'6 (3.38mx3.20m)

Bedroom 3

10'6x7'3 (3.20mx2.21m)

Outside

Tenure

Property misdescriptions

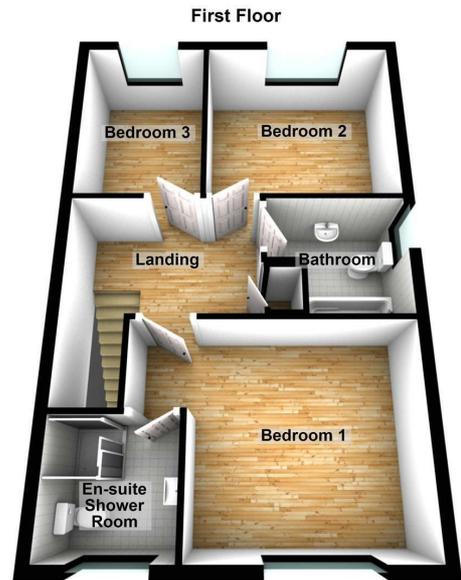


Directions

Travelling through Cloughey towards Watsons Stores turn right into the Shorelands Development (just past Quarter Road and Kirkistown Primary School). Turn right at the T junction and number 6 is on the left.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(57-68) C
(55-68) D			(45-56) D
(39-54) E			(33-44) E
(21-38) F			(21-32) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland
			EU Directive 2002/91/EC