



**ADAM ANNETT
& SON**

FOR SALE

1 IRVINGTON AVENUE,
KILKEEL,
BT34 4BZ



PRICE

Offers in the Region of
£350,000

Stunning Tudor-Style Period Property

- 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



The Property

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.

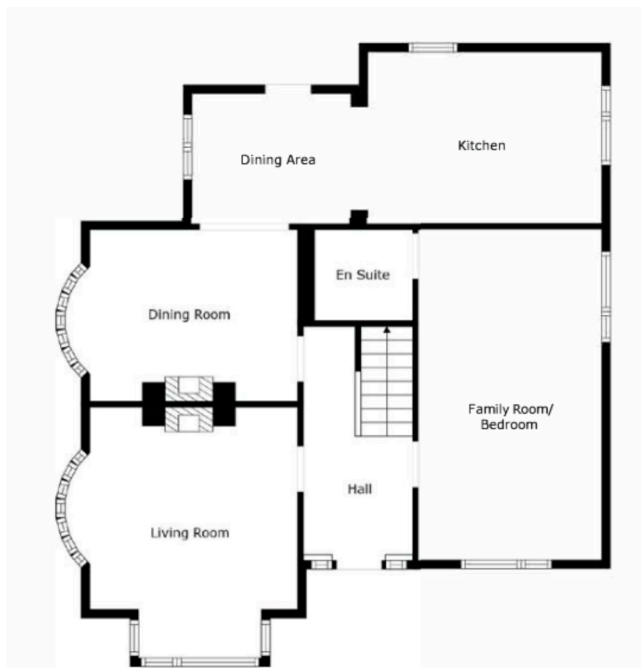
There is an opportunity to extend the accommodation on the second floor, subject to relevant planning permissions.

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.

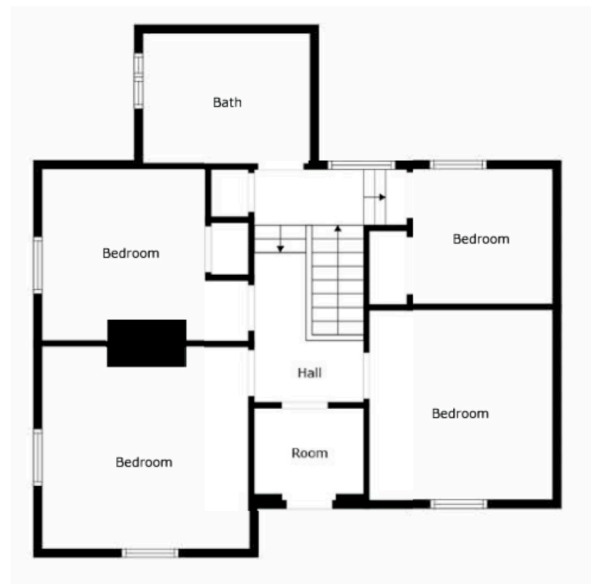




Floor Plan



Ground Floor



First Floor

EPC

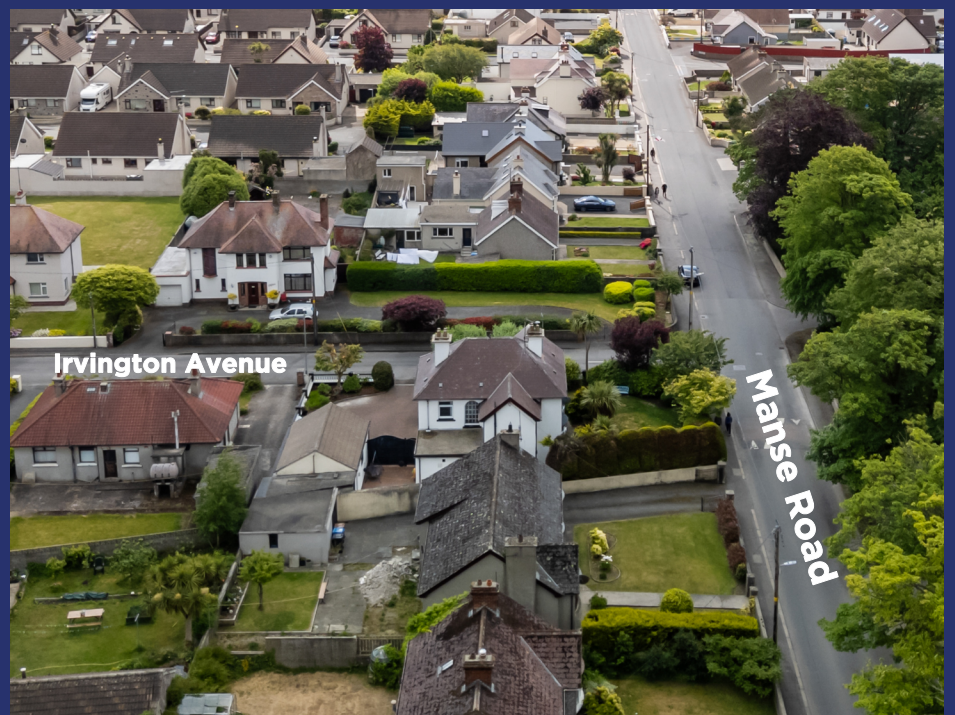
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Rates

£1,675 Per Annum

Viewings

Strictly by Appointment



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