

QUINN

Estate Agents



Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com



4a Station Road
Killough
BT30 7QA

Offers In The Region Of
£469,500

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

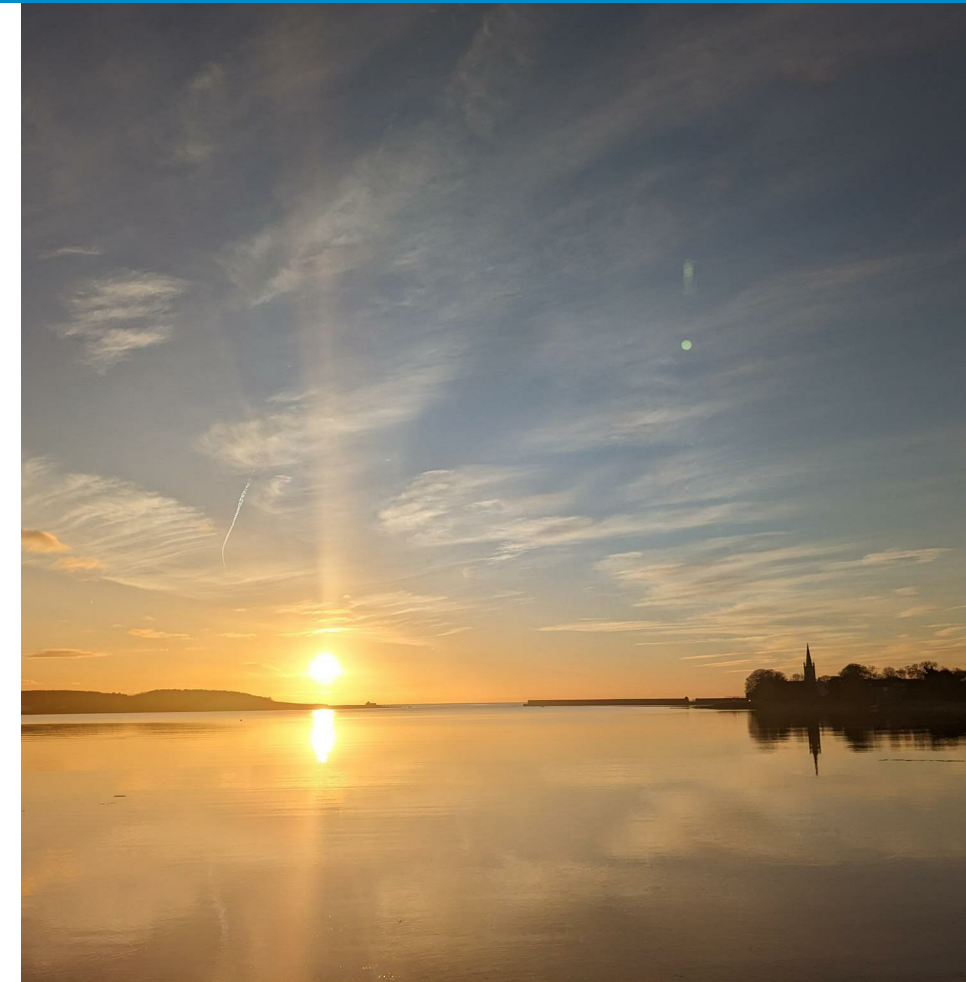
- Superb detached family home, built 1999
- Stunning, uninterrupted sea views
- 6 well proportioned bedrooms (2 ensuite)
- Detached, cavity insulated double garage with games room above
- Oil fired central heating
- Beautiful sunroom with panoramic views
- Mature gardens
- Excellent private, quiet and convenient location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



4a Station Road

Killough, BT30 7QA



Directions

On approaching the village from Downpatrick turn left at the roundabout and the property is on the left hand side.

This stunning home is situated in arguably one of the most sought after locations within the surrounding area, presenting a golden opportunity to purchase a dream family home. The present owners designed the property to take advantage of the amazing location with views from every angle and well thought out accommodation. Spacious reception areas and well proportioned bedrooms are all finished to a high specification. The ground floor benefits from underfloor heating whilst the upstairs and games room have the practicality of radiators.

Accommodation

The ground floor comprises an inviting entrance hall, sitting room, sunroom, dining room, utility room, w.c and a well-equipped kitchen with dining space. The first-floor landing is bright and spacious and leads to a family bathroom and four bedrooms including two with ensuite facilities. The master bedroom is well appointed with a great range of built in robes and a bay window that offers panoramic views across Coney Island to Ardglass on the left and the church spire and historic buildings of Killough on the right. The second-floor benefits from two more large bedrooms and a w.c, an ideal teenage space or perfect for those working from home.

External

The property sits on a mature site of well-tended gardens to front, side and rear with a delightful private patio area at the rear that takes advantage of the evening sunshine and summer sunsets. The gardens are enclosed by mature hedging and fencing which offer considerable privacy without hindering the beautiful views. The double garage is a great asset with garage space to the ground floor, whilst the first floor is currently used as a games room/gym but this could be easily converted for other purposes subject to approvals if applicable. Set back on station road on the edge of the village but within walking distance of all the amenities including an excellent supermarket, chemist, café, bars, lovely coastal walks and only a short distance from top rated golf courses, beaches and restaurants.

Overall this well presented coastal property has everything that you could wish for in a seaside home and is waiting for a new family to create their own special memories.



4a Station Road, Killough