



5 Shorelands Drive , Cloughey, BT22 1GY

"With the beautiful Cloughey beach and coastline in view from the front of this property, and within easy walking distance for the average person, you know that you're already onto a winner!"

The property is of modern construction (built by the esteemed Boland Reilly Homes) and offers spacious and practical accommodation over two floors. The first floor offers 3 well proportioned bedrooms, including a master bedroom with ensuite shower room, and a modern fully tiled family bathroom, with both bath & separate shower. The ground floor comprises a lounge, with feature fireplace, a WC and a spacious, well equipped kitchen, with patio doors to the rear garden.

Everything is presented to the highest of standards and is ready for a new owner to just move in and get on with their life in this beautiful location.

Nice touches include oak internal doors, spindle staircase with oak handrail and quality integrated appliances in the kitchen. The property benefits from uPVC double glazing & fascia and oil fired central heating. Externally there are garden in lawn to front & rear with a paved patio and paved/pebbled driveway.

Internal viewing is highly recommended.

Offers Over £189,950

5 Shorelands Drive

, Cloughey, BT22 1GY



- Modern semi detached home
- Lounge with feature fireplace
- Oak internal doors
- A very short walk to the beach - Potential holiday home/holiday let
- Beautifully presented throughout
- Well equipped kitchen with dining area
- uPVC double glazing & fascia - Oil fired central heating
- 3 bedrooms - master ensuite
- Luxury family bathroom + ground floor WC
- Gardens to front & rear + paved & pebbled driveway

Entrance

Entrance hall

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

Lounge

16'3x11'5 (4.95mx3.48m)

Kitchen/diner

18'8x13 (5.69mx3.96m)

WC

5'3x2'10 (1.60mx0.86m)

Landing

Bathroom

9'11x6'9 (3.02mx2.06m)

Bedroom 1

14'10x11'10 (4.52mx3.61m)

Ensuite shower room

6'11x6'5 (2.11mx1.96m)

Bedroom 2

10'5x10'2 (3.18mx3.10m)

Bedroom 3

10'5x8'2 (3.18mx2.49m)

Outside

Tenure

Property misdescriptions

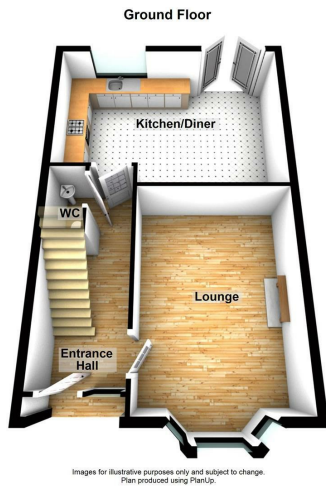


Directions

Travelling through Cloughey towards Watsons Stores, past the main car park, turn right into Shorelands Drive, just past Quarter Road, and number 5 is located on the right.



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	83	84	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B	(81-91) A						
(69-80) C	(69-80) C						
(55-68) D	(55-68) D						
(39-54) E	(39-54) E						
(21-38) F	(21-38) 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	