

simonBRIEN
RESIDENTIAL

35 Sloanehill,
Killyleagh, BT30 9UX



Offers Around £299,950

Telephone 02891 800700
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KEY FEATURES

- A beautifully presented three storey detached property
- The one house type within the Sloanehill development, high specification throughout
- Very deceptive in its proportions, offering a wealth of accommodation
- Stunning, far-reaching views over Killyleagh, Castle and Strangford Lough
- Entrance hall with ceramic tiled floor
- Lounge with wood burning stove
- Large open plan luxury kitchen/ dining room with views over Killyleagh to Strangford Lough
- Kitchen offers a range of Light Grey units, integrated appliances, and Juliet balcony
- Three double bedrooms, bedroom 1 with luxury en suite and separate dressing room
- Luxury family bathroom comprising modern White suite
- Luxury shower room
- Large utility room on lower floor
- Gardens to side and rear in manicured lawns, Tobermore patio and fencing
- Wired for alarm
- Oil fired central heating system
- uPVC double glazed windows and rear doors
- Blue composite front door
- 8 years remaining on Global Home Warranty
- Management fee of : £175.20 per annum
- Constructed 2022
- Standard construction

SUMMARY

Located on the western seaboard of Strangford Lough is the thriving village of Killyleagh, famous for its 12th Century castle. Strangford Lough has around seventy islands along with many islets, bays, coves, headlands and was designated as Northern Ireland's first Marine Conservation Zone in 2013. It has also been designated a Special Area of Conservation, and its abundant wildlife is recognised internationally.

We are delighted to bring to the open market this excellent, recently constructed, detached property, which is located on Sloanehill overlooking Killyleagh, and provides far reaching views to Killyleagh Castle and Strangford Lough. The subject property is presented over three floors and is extremely deceptive in its proportions and offers fantastic accommodation, ideal for an established family or downsizer alike.

The accommodation is bright and airy and finished to a high specification intended for easy, practical living, comprising of; entrance hall, lounge, open plan luxury kitchen/ dining room. On the lower floor there is another hallway, large bedroom – ideal for a teenager or young adult, and luxury shower room, large utility room and separate cloakroom with WC. On the first floor, there are further two bedrooms, bedroom one with stunning views over Killyleagh and Strangford Lough, luxury ensuite and separate dressing room, bedroom two is also a good-sized double bedroom, to finish off the first floor there is large family bathroom comprising modern White suite.

Externally the property is approached via a large tarmac driveway and immaculate gardens to side and rear laid out in lawns, Tobermore patio, well stocked flowerbeds, and fencing.

To arrange a viewing appointment, please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

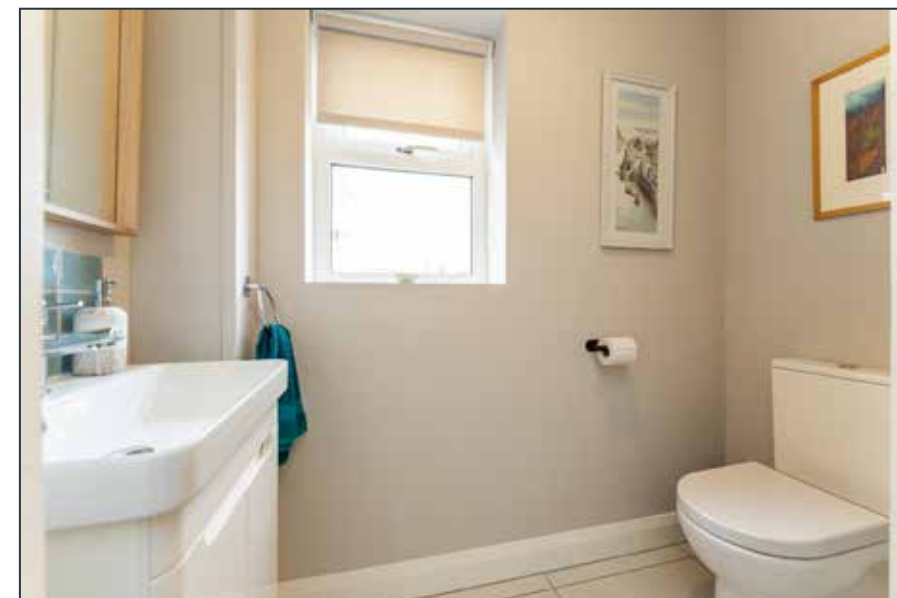
GROUND FLOOR

Blue composite front door. Outside light.



ENTRANCE HALL:

Ceramic tiled floor.



CLOAKROOM:

Modern white suite comprising: Vanity sink unit with mixer taps, push button WC, wall tiling, ceramic tiled floor.

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LOUNGE:

15' 5" x 11' 8" (4.7m x 3.56m)

Attractive fireplace with ceramic sleeper mantle, wood burning stove, slate hearth, grey herringbone laminate floor, TV point. Open to Kitchen/Dining.



LUXURY OPEN PLAN KITCHEN/DINING:

18' 11" x 11' 7" (5.77m x 3.53m)

Grey 1.5 tub single drainer sink unit with mixer taps, excellent range of high and low level light grey shaker style units, marble effect Formica roll edge work surfaces, 4 ring induction hob, stainless steel extractor hood, double built in oven, integrated fridge freezer and dishwasher, concealed lighting, ceramic tiled floor, LED recessed spotlighting, USB charging sockets, dual aspect with views over Killyleagh to Strangford Lough and Killyleagh Castle. uVPC double glazed French doors to Juliet balcony.





Staircase to:

LOWER LEVEL

HALLWAY:

Ceramic tiled floor.

LUXURY CLOAKROOM:

Modern white suite comprising: Vanity sink unit with mixer taps, push button WC, ceramic tiled floor.



UTILITY ROOM:

10' 8" x 7' 4" (3.25m x 2.24m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level grey shaker style units, marble effect Formica roll edge work surfaces, plumbed for washing machine, ceramic tiled floor, uPVC "stable" style double glazed door to rear.

BEDROOM/FAMILY ROOM:

19' 0" x 15' 2" (5.79m x 4.62m) At widest points.

Polished laminate floor, LED recessed spotlighting, timber slat wall, uPVC double glazed French doors to rear enclosed garden, wired ethernet access point and TV aerial point



LUXURY SHOWER ROOM:

Modern white suite comprising: Large walk in shower, thermostatically controlled shower, rain head and telephone hand shower, glass panel, floating vanity sink unit with mixer taps, chrome towel radiator, fully tiled walls, ceramic tiled floor, LED recessed spotlighting, extractor fan.



Staircase to:

FIRST FLOOR

LANDING:

Linen cupboard, high efficiency water cylinder and access to roofspace - fully floored with dropdown ladder access, lights and socket





BEDROOM (1):
11' 8" x 9' 1" (3.56m x 2.77m)

Polished laminate floor, TV point, USB charging socket, stunning views over Killyleagh to Strangford Lough.



BEDROOM (2):
15' 3" x 9' 1" (4.65m x 2.77m)

Polished laminate floor, countryside views to rear, feature arch window & TV aerial point



LUXURY ENSUITE:

Modern white suite comprising: separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, floating vanity sink unit with mixer taps, push button WC, chrome towel radiator, ceramic tiled floor, LED recessed spotlighting, extractor fan.



LUXURY FAMILY BATHROOM:

Modern white suite comprising: Freestanding bath with chrome mixer taps and telephone hand shower, separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, floating vanity sink unit with mixer taps, push button WC, chrome towel radiator, wall tiling, ceramic tiled floor, extractor fan, LED recessed spotlighting.



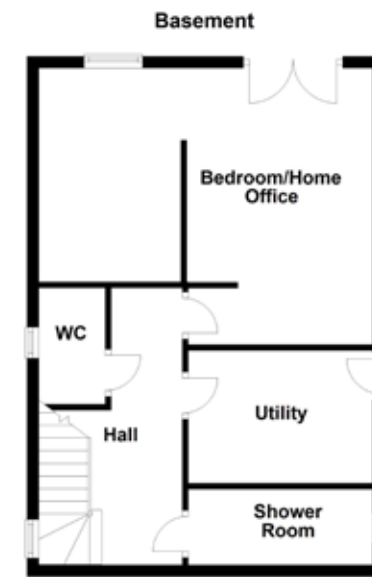
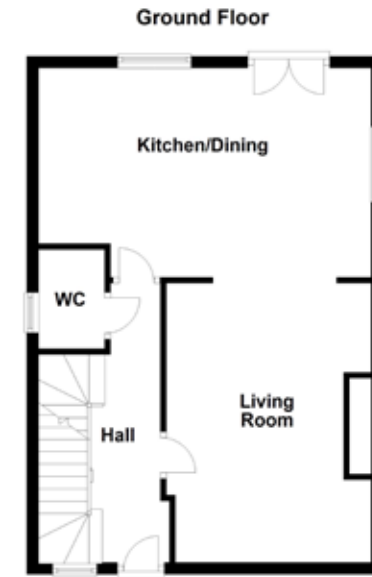
DRESSING ROOM:
11' 7" x 4' 3" (3.53m x 1.3m)

Polished laminate floor, Fusion Robes walk-in wardrobes, range of built in robes, shelves and drawers, LED recessed spotlighting.



OUTSIDE

Enclosed gardens to front side & rear in lawns with a range of mature planting to include, box hedging to the front, trees, shrubs, well stocked flowerbeds, sleeper border, fencing, two double electric outdoor sockets, views over Killyleagh, outside lights, outside water tap & oil storage tank



This plan is for illustrative purposes only.
Plan produced using PlanUp.

35 Sloanhill, Killyleagh

