



45 ROSSGLASS ROAD, KILLOUGH, BT30 7QN



OFFERS AROUND £450,000

This excellent family home has a very high internal specification and spacious flexible accommodation comprising 4 bedroom (master with ensuite and dressing room), family bathroom, spacious sitting room, deluxe fitted kitchen with dining area, casual sitting area, reception/bar and separate utility room. There is attached additional accommodation comprising 3 bedrooms, shower room, living room/kitchen dining area and separate utility room - This could be suitable for granny flat, air b&b or work from home space.

The property is accessed through electric gates with ample parking, gardens laid out in lawns, flowerbeds and outstanding spacious decking area for outside living and entertaining.

The property is located on the edge of the picturesque village of Killough with lovely beaches, schools and Co. Downs amenities within easy commuting distance.



At a glance:

Entrance Hall

Ceramic tiled floor. Storage cupboard.

Living/Dining area

23'08 x 14'11

Wooden flooring at living area and tiled flooring at dining area. Feature fireplace with wood burning stove on tiled hearth.

Kitchen/Casual Dining

22'06 x 11'05

High and low level units with Belfast sink. Recess for dishwasher and American style fridge freezer. Breakfast bar. Rangemaster oven. Tiled at splashback. Ceramic tiled floor.

Study/Bedroom Four

12'09 x 8'10

Front facing.

Bathroom

10'03 x 10'0

Freestanding claw and foot bath with telephone hand shower over. Shower cubicle with wall shower. vanity unit. Towel radiator. Tiled floor. Tiled at splashback.

Utility Room

15'10 x 5'08

Ceramic tiled floor. Velux windows.

Sitting area

9'0 x 9'0

Ceramic tiled floor. Steps down to

Master bedroom

17'5" x 16'0"

Patio doors to garden area. Built in robes.

Dressing room

12'07 x 12'03

Steps to ensuite. Laminated wooden flooring.

Ensuite shower room

Shower cubicle with electric shower, vanity wash hand basin, low flush w.c, Tiled floor. Tiled walls.

First Floor

Bedroom Two

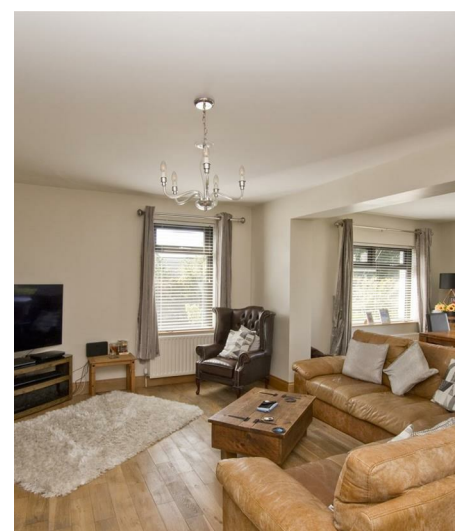
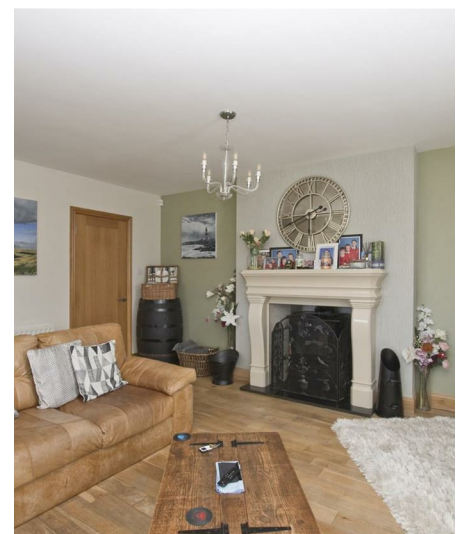
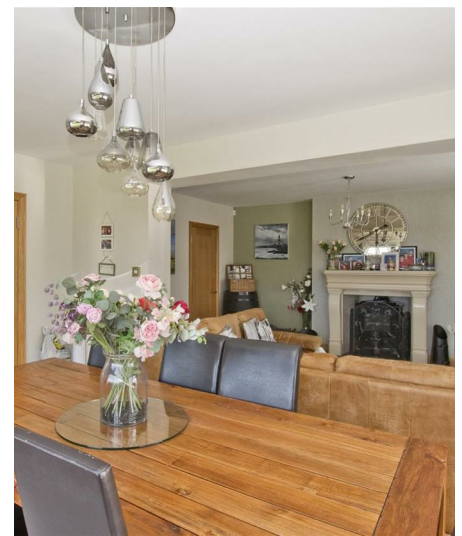
25'0 x 12'02 at widest

Side and front facing. Ensuite with shower cubicle, low flush w.c., pedestal wash hand basin. Fully tiled.

Bedroom Three

29'02 x 11'0 at widest

Velux window. Toilet with wash hand basin and shower cubicle.



Bar/Reception

18'04 x 7'09

With separate cloakroom.
Door to outside.

Outside

Electric gates leading to tarmac driveway with ample parking. Gardens in lawn with shrubs and spacious decking area for the front.

Separate attached Two bedroom (granny flat)

Door to Entrance porch

Entrance Porch

16'06 x 11'09

Tiled floor. Open plan to:

Living Room

16'06 x 11'09

Open tread staircase.
Wooden flooring. Archway to:

Kitchen/dining area

12'10 x 11'04

High and low level units with 1 1/2 stainless steel sink unit. Eye level double oven. Electric hob and extractor fan. Recess for fridge/freezer and dishwasher. Tiled floor.

Utility Room

10'09 x 7'05

Tiled flooring. Recess for washing machine and tumble dryer. Tiled floor. Back door.

Shower Room

Large walk in shower cubicle with wall and rain shower, low flush w.c, pedestal wash hand basin and towel radiator.

Bedroom One

14'01 x 10'09

Front facing. Storage cupboard.

First Floor

Bedroom Two

12'02 x 11'01

Front facing. Eaves storage.

Bedroom Three

16'10 x 11'09

Mountain views. Eaves storage.

Outside

Electric gates leading to tarmac driveway with ample parking to the side. Gardens laid out in lawns and mature shrubs with raised decking area.

















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	





Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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