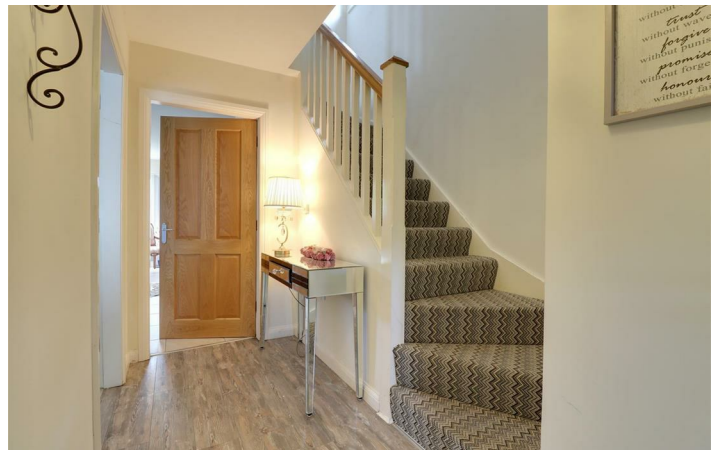


41 Shorelands Drive , Cloughey, BT22 1GY

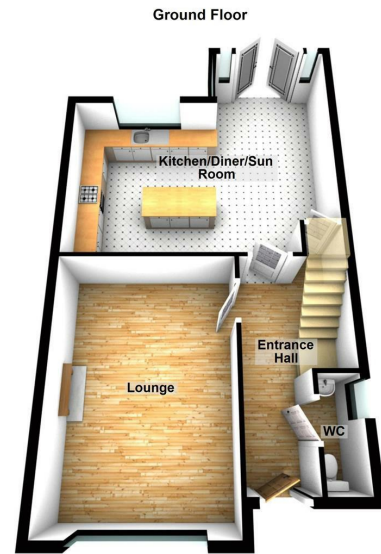
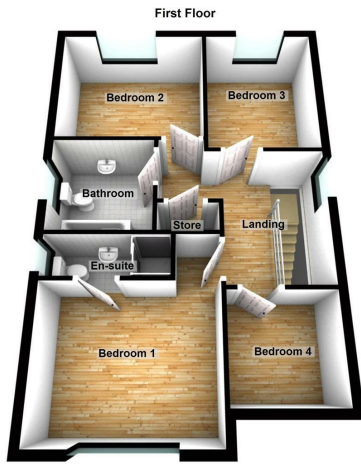
There are some things that you need to immediately know about this beautiful home:

- 1) It's detached!
- 2) It has 4 bedrooms (not 3) including master with en-suite shower room!
- 3) At over 1,260 sq.ft. it's more than 15% bigger than the equivalent semi detached home!
- 4) It's located in a private cul-de-sac with countryside views beyond!
- 5) It's just a short walk to the beautiful Cloughey beach!
- 6) It's only 7 years old with 3 years NHBC warranty remaining.

Offers Around £219,950



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.

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 | | Environmental Impact (CO ₂) Rating | |
|--|---------|--|--|
| | Current | Potential | |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | 84 | 84 | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> |
| Northern Ireland | | Northern Ireland | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |