



20 Shorelands Crescent , Cloughey, BT22 1GX

"A simply beautiful home in a lovely setting, with south facing rear garden, and just a short distance from the stunning Cloughey beach."

This semi detached home is presented to an excellent standard throughout and, although only 18 years old, has already benefited from some modernisation and upgrading, in particular to the luxury kitchen which offers an extremely generous range of storage solutions in both a practical and aesthetically pleasing combination - the stuff of "celebrity homes".

The rest of the home is also practical and appealing in equal measure. 3 well proportioned bedrooms, including a master with en-suite shower room, meaning no one has to feel that they've got the "box room", and the modern fitted bathroom is simplicity and beauty combined. The lounge benefits from a pleasant bay window and polished stone fireplace with open fire, whilst a ground floor WC is always welcome. Lovely touches such as solid oak internal doors to the ground floor, the spindle staircase with oak handrail and just the overall level of presentation is first class.

Externally there is a coveted "south facing" rear garden in lawn, ensuring that you get the best of the sun when it shines, plus a pebbled driveway, paved patio and additional garden to the front. Internal viewing is highly recommended.

Asking Price £184,950

20 Shorelands Crescent

, Cloughey, BT22 1GX



- Beautifully presented, modern semi detached home
- 3 well proportioned bedrooms - master en-suite
- Lounge with open fireplace
- Stunning newly fitted, luxury kitchen with central island
- Dining area with patio doors to rear garden
- Luxury bathroom + ground floor cloakroom
- uPVC double glazing - Oil fired central heating
- Gardens to front & south facing to rear in lawn
- Pebbled driveway
- Just a short walk to the stunning Cloughey beach.

Entrance

Entrance Hall

16'6x6'7 (5.03mx2.01m)

Lounge

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

Kitchen/diner

18'7x13 (5.66mx3.96m)

WC

6'8x2'10 (2.03mx0.86m)

Landing

Bathroom

7'8x6'11 (2.34mx2.11m)

Bedroom 1

14'10x11'8 (4.52mx3.56m)

En-suite shower room

6'10x6'4 (2.08mx1.93m)

Bedroom 2

11'2x10'5 (3.40mx3.18m)

Bedroom 3

10'5x7'2 (3.18mx2.18m)

Outside

Tenure

Property misdescriptions

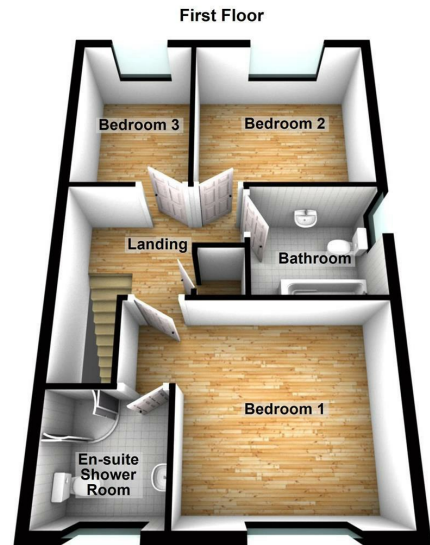
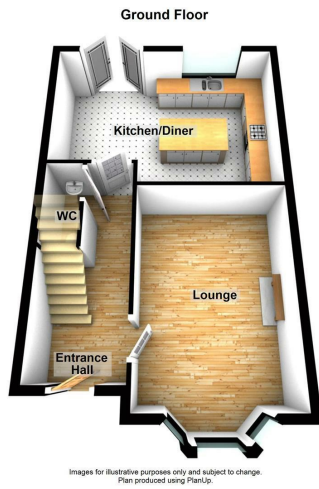


Directions

From Main Road, Cloughey turn into The Shorelands development, just past Quarter Road and Kirkistown Primary School. Turn right at the T junction then left into Shorelands Crescent and round to the left to where number 20 is located on the left.



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		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>	70	70	<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		EU Directive 2002/91/EC	