



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

64 65

Northern Ireland

EU Directive 2002/91/EC

73 Killough Road, Ardglass, BT30 7UH

Offers Around £499,000

73 Killough Road, Ardglass, BT30 7UH

This excellent family home is situated on a spacious mature private site with delightful views to Killough Bay. The accommodation comprises 4 bedrooms, lounge, kitchen/dining/living area with separate utility room, sun room and spacious games room. The space and flexibility of the accommodation will facilitate those who work from home or the growing family. The mature gardens offer a delightful setting for this home and there is a cottage which could be adapted for a variety of uses (subject to the appropriate statutory requirements). There is a detached double garage and ample additional parking space. The village of Ardglass and Killough and the delightful Coney Island are within easy commuting distance as are Co. Down schools, clubs and amenities.



Entrance Hall

Solid wooden floor.

Lounge

18'9 x 14'9

Feature fireplace with decorative inset and tiled hearth with wooden surround. Cornicing. Bay window.

Kitchen/dining/living area

24'0 x 16'6

High and low level units with integrated electric oven and gas hob. Feature brick. Plate rack. Belfast sink, integrated dishwasher. Solid wooden floor. Living area with feature brick fireplace and multi fuel stove on raised hearth. Patio doors to the rear.

Sun Room

14'0 x 11'10

Solid wooden floor.

Utility Room

9'6 x 8'0

High and low level units with 1 1/2 stainless steel sink unit. Recess for washing machine and tumble dryer. Tiled floor.

Games Room

23'3 x 12'6

Front facing.

Bedroom Four

15'0 x 10'3

Rear facing.

Cloakroom

Wash hand basin and low flush w.c. New units fitted throughout.

First floor

Landing area.

Master Bedroom

20'6 x 14'0

Front facing with views towards Killough Bay. Ensuite with shower cubicle, low flush w.c., pedestal wash hand basin. Velux window.

Bedroom Two

12'6 x 11'4

Front facing. Views towards Killough bay.

Bathroom

12'6 x 8'10

Freestanding cast iron bath, low flush w.c., pedestal wash hand basin, shower cubicle with power shower. Tiled floor.

Bedroom Three

20'3 x 10'3

Front and side facing. Wooden flooring.

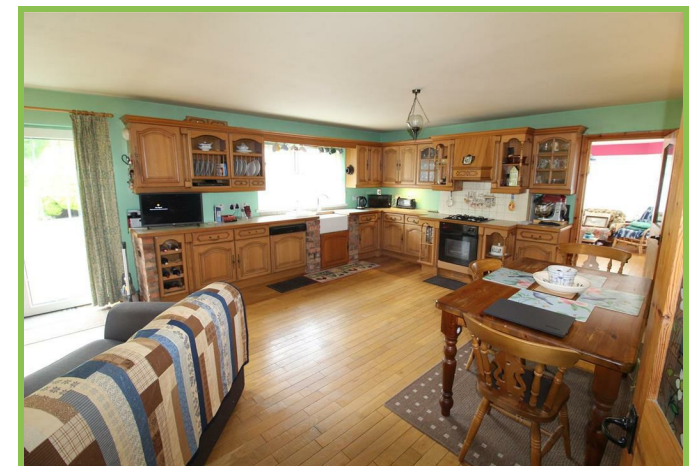
Detached double garage

24'6 x 18'6

Up and over doors. power and light.

Outside

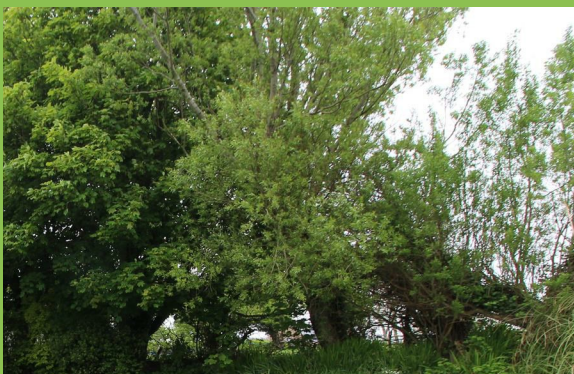
Tarmac driveway with ample parking to the side and rear, mature gardens with shrubs and trees and separate seating areas.













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

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515