

TEMPLETON
ROBINSON



6 Seaside Road,
Killyleagh,
DOWNPATRICK,
BT30 9QY

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 663030



This exquisite detached property, perfectly situated within two acres of a breathtaking landscape boasting uninterrupted views over Stranford Lough to Ards Peninsula, Portaferry and Strangford.

With five spacious bedrooms including a luxurious principal suite complete with an ensuite bathroom, this home offers ample space and comfort for you and your loved ones. Enjoy the abundance of natural light that floods through the picture windows. The property is thoughtfully equipped with underfloor heating and double glazing ensuring year round comfort and efficiency. Step outside into the expansive garden, a

perfect canvas for entertaining and outdoor relaxation.

The prime location offers ease of access to Belfast, Lisburn and Downpatrick making commuting a breeze whilst enjoying the peace and privacy of rural living. Explore Killyleagh with its charming shops, vibrant pubs, cafes and restaurants. The area offers excellent water sports opportunities and picturesque coastal walks along the shores of Strangford Lough. Experience luxurious living in this idyllic retreat where every day feels like a vacation amongst the beauty of Northern Ireland's stunning landscape.



- Spacious detached dwelling situated on outstanding site on the edge of Strangford Lough
 - Living room with panoramic views across Strangford Lough
 - Separate family room
 - Modern fully fitted kitchen with ample dining area
 - Five large bedrooms, two with luxurious ensuite bath/shower rooms
 - Family bathroom with white suite
 - Utility room and ground floor wc
 - Integral double garage
 - Additional large outbuilding
 - Sweeping driveway with ample carparking
- Landscaped gardens extending to approximately 2 acres with direct access to Strangford Lough

The Property Comprises:

Ground Floor

Hardwood front door with side light to:

RECEPTION PORCH: Ceramic tiled floor. Glazed inner door and side light to:

SPACIOUS RECEPTION HALL: Semi-solid oak wooden floor. Glass minstrel gallery. PVC sliding double door to garden.



DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin, chrome mixer taps, part tiled walls, porcelain tiled floor, cornice ceiling.

UTILITY ROOM: 16' 0" x 10' 9" (4.88m x 3.28m) Range of high and low level units, plumbed for washing machine, laminate worktops, single drainer stainless steel sink unit with mixer taps.

Porcelain tiled floor. Views to Strangford Lough. Cloaks area with excellent storage. Service door to garage.

LIVING ROOM: 28' 6" x 16' 6" (8.69m x 5.03m) (Measurement into bay window). Marble surround fireplace, marble inset and hearth, open fire. Cornice ceiling, low voltage spotlights, triple aspect windows, uninterrupted views across Strangford Lough.



KITCHEN/DINING AREA: 26' 0" x 16' 7" (7.92m x 5.05m) (Measurement into bay window).
Range of high and low level units, solid wood worktops, space for Rangemaster cooker, extractor fan above, single drainer stainless steel sink unit with mixer tap, part tiled walls, porcelain tiled floor, low voltage spotlights.



Open to:

AMPLE DINING AREA: Semi-solid wooden floor. Triple aspect with excellent views to Strangford Lough and Killyleagh Castle.



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Access to:

FAMILY ROOM: 13' 0" x 11' 10" (3.96m x 3.61m) PVC double glazed access door to garden with panoramic view across Strangford Lough. Pine fireplace surround with tiled inset and hearth, open fire. Double aspect windows. Double aspect windows.



BEDROOM (1): 15' 10" x 13' 1" (4.83m x 3.99m) Cornice ceiling. Excellent views across Strangford Lough. Access to:

ENSUITE SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer taps, heated towel rail, built-in shower cubicle with built in high pressure Hansgrohe chrome shower unit, fully tiled walls, ceramic tiled floor.



WALK-IN DRESSING ROOM: Built-in shelving.

BEDROOM (2): 16' 8" x 10' 2" (5.08m x 3.1m) Dual aspect windows.



BATHROOM: White suite comprising close couple wc, vanity unit with chrome mixer taps and built-in cabinet below. Tiled bath with chrome mixer taps. Built-in shower cubicle with Hansgrohe shower unit, fully tiled walls, ceramic tiled floor, heated towel rail. Airing cupboard with built-in shelving.



BEDROOM (3): 12' 4" x 11' 9" (3.76m x 3.58m) Cornice ceiling.



First Floor

LANDING: Excellent storage into eaves. Fully floored. Velux window x 2, low voltage spotlights.



BEDROOM (4): 23' 4" x 15' 0" (7.11m x 4.57m) Velux window x 2, excellent views across to Strangford Lough. Dual aspect windows, storage into eaves. Access to:



ENSUITE BATHROOM: White suite comprising close coupled wc, vanity unit with mixer taps and built-in cabinet below, mirror recess, heated towel rail. Tiled bath with built-in chrome shower unit, shower screen, low voltage spotlights. Velux window, ceramic tiled floor. Views to Killyleagh Castle.



BEDROOM (5): 17' 0" x 13' 2" (5.18m x 4.01m) Velux window x 2, storage into eaves, low voltage spotlights. Views to Strangford Lough.



Outside

Gardens of approximately 2 acres laid in extensive lawns with additional stone area ideal for barbecuing and outdoor entertaining, an array of flowerbeds, shrubs and mature trees, planting and hedging. Excellent degree of privacy. Large garden shed, outdoor electric sockets. Oil PVC storage tank.

OUTBUILDING: 22' 9" x 19' 9" (6.93m x 6.02m) Light and power, could be used for a number of different uses such as AirBnB, home office, storage. Water supply.

Stone sweeping driveway leading to:

DOUBLE GARAGE: 22' 4" x 21' 2" (6.81m x 6.45m) Electric up and over door, light and power. Oil fired boiler (newly fitted 2024) with pressurised water system.







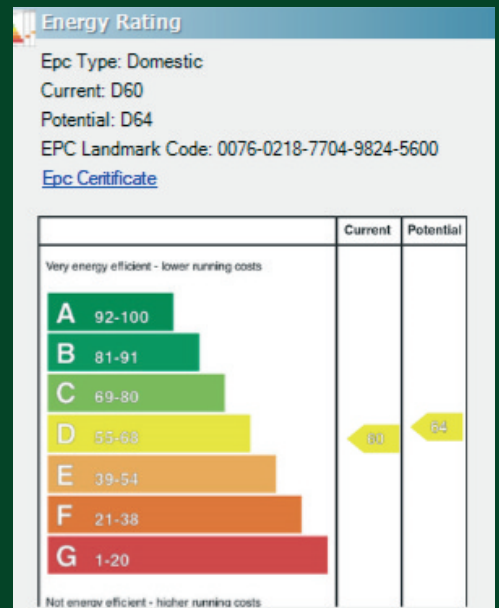
Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Coming from Killyleagh, drive past the Smuggler's Table down Bridge Street, continue on leading into Seaside Road, No. 6 is located on the left hand side.

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

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