

1C Net Walk,
Killyleagh, BT30 9QX



Offers Over £395,000

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KEY FEATURES

- Superb contemporary seafront detached home with stunning views of Strangford Lough
- Within a short stroll of the town
- Open plan living accommodation with balcony and study/snug space
- Kitchen with casual dining
- Master bedroom with ensuite, two further bedrooms with Jack and Jill ensuite
- Workshop/study with access to integral garage
- Utility room
- Ample storage
- Separate WC
- Lift access
- Double glazed windows and oil fired central heating
- Generous parking and turning space to the rear

SUMMARY

We are delighted to present this attractive recently constructed detached home right on the shores of Strangford Lough. Situated on a cul de sac, it offers quiet beachfront living and unobstructed views, whilst the thriving village of Kilyleagh and its famous castle sit behind. It gives a ringside seat to yacht racing, amazing sunrises and sunsets, glasslike water or stormy seas, all kinds of sea life. The property would suit a family, downsizer or potentially someone looking for a weekend bolthole. It also has obvious income potential.

Internally the accommodation is set on two levels. Downstairs you are greeted by an entrance porch and large hallway with open staircase. On the ground level there are two bedrooms which benefit from a Jack and Jill en suite shower room; utility room; ample store space; workshop which could also be used as a study which has access to the integral garage. There is a lift access facility to the first floor as well as a staircase. On the first floor is where you will find the main living space. There is a large open plan kitchen, dining and living space which opens to a study space which could also be used as a snug. On this floor there is also a master bedroom with en suite bathroom. In addition the property has oil fired central heating and double glazed windows. Net walk is where the fishermen used to mend their nets on the wall and to live there is to be connected to the sea. By day there are terns and gannets diving, seals, otters, porpoises and a host of other sea life. By night, the lights of Portaferry across the lough and the ferry crossing to and fro.



The wider area boasts several excellent golf courses, National Trust houses such as Castleward and beautiful walks at nearby Delamont, Gibb's island and round the harbour path in Kilyleagh itself. There are two primary schools in the village along with several nurseries and grammar schools at nearby Downpatrick and Crossgar. Down High School is building a new campus 15 minutes away and the state of the art Downpatrick Leisure Centre opens in November 2018. Belfast is 40 minutes for commuters. This is a wonderful place to live and internal inspection of the property is highly recommended to truly understand what is on offer.

THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC entrance door with glazed side pane to:

ENCLOSED ENTRANCE PORCH:

uPVC door to hallway.

RECEPTION HALL:

Lift access to first floor, under stairs storage, staircase to first floor with oak handrails, cloaks cupboard.

INTEGRAL GARAGE:

18' 10" x 11' 6" (5.74m x 3.51m)

Remote control up and over shutter door, power and light.

WORKSHOP:

14' 2" x 9' 2" (4.32m x 2.79m)

Sea views.

BEDROOM (2):

10' 6" x 10' 3" (3.2m x 3.12m)

Sea views, corniced ceiling, access to Jack and Jill ensuite shower room.

JACK AND JILL SHOWER ROOM:

White suite comprising: Low flush WC, vanity sink unit with chrome mixer tap, corner shower with thermostatic shower fitment, partly tiled walls, electric towel radiator, recessed lighting.



BEDROOM (3):
12' 1" x 11' 3" (3.68m x 3.43m)

Sea views, corniced ceiling.

UTILITY ROOM:
7' 3" x 7' 1" (2.21m x 2.16m)

Range of high and low level units, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, partly tiled walls.

AIRING CUPBOARD

Shelved, large pressurised water system.

CUPBOARD:

Plumbed for WC.

FIRST FLOOR

GALLERY LANDING:

Lift access.

CLOAKROOM:

Low flush WC and vanity sink unit, partly tiled walls.

BEDROOM (1):
12' 2" x 12' 0" (3.71m x 3.66m)

ENSUITE BATHROOM:

White suite comprising: Low flush WC, vanity unit with inset wash hand basin, tiled panelled bath with thermostatic shower over, fully tiled walls, recessed lighting, wall light wiring.



KITCHEN/LIVING/DINING:
27' 5" x 13' 5" (8.36m x 4.09m)

Excellent range of high and low level units with solid oak worktop, stainless steel twin sink with chrome mixer tap and Insinkerator hot water tap, 4 ring Neff ceramic hob with under oven and extractor hood, plumbed for washing machine, space for fridge freezer, island unit with casual dining, sliding door to roof terrace, recessed lighting, open archway to:





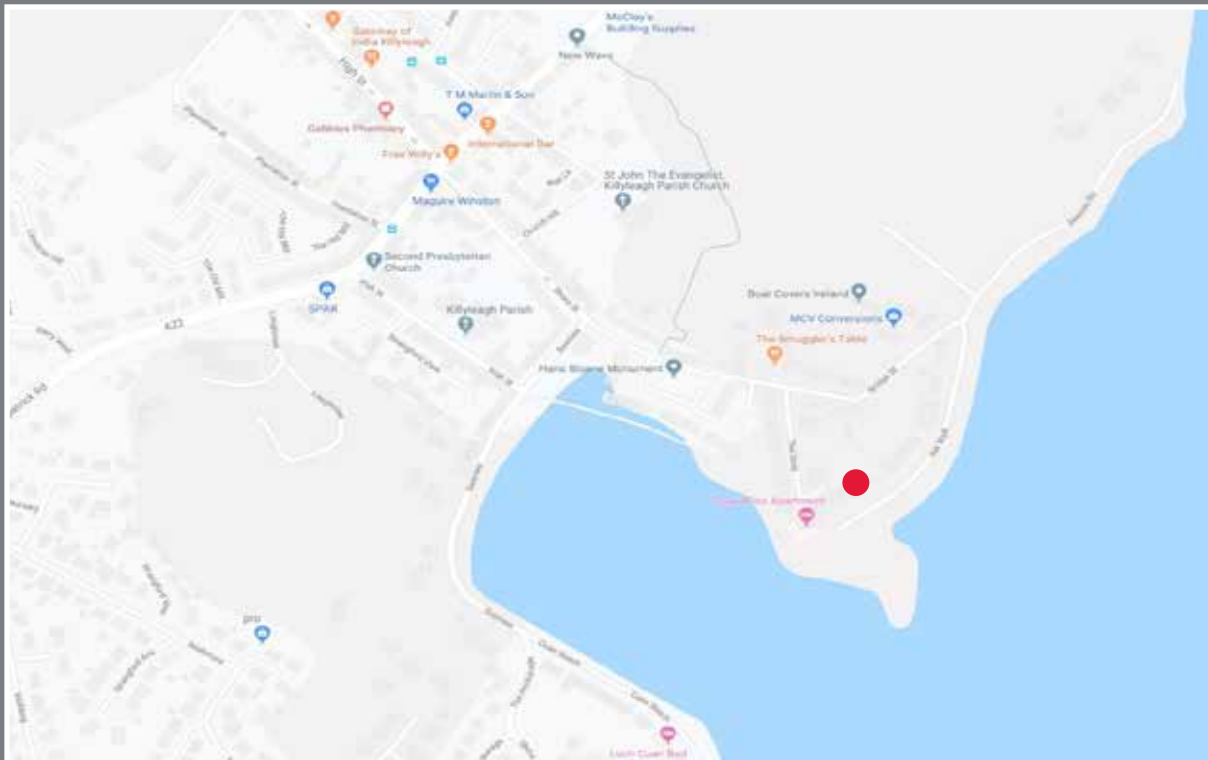
STUDY:
11' 4" x 9' 3" (3.45m x 2.82m)
 Access to roof space, storage cupboard with shelving and access to roofspace.

OUTSIDE
 Fully tarmacked driveway with parking for several cars.



All measurements are approximate and for display purposes only.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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REF: TB/H/19/AN



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A	92 plus		
B	81-91	85	85
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

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