

ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 SHORELANDS COURT,  
CLOUGHEY, BT22 1GZ**

**OFFERS AROUND £159,950**





Located within a quiet residential area of Cloughey, 9 Shorelands Court is a spacious semi-detached home offering excellent accommodation and strong appeal for first-time buyers or investors alike. The property is ideally positioned within walking distance of the seafront, local school and everyday amenities, making it a practical and desirable setting for modern family life.

Internally, the accommodation is well laid out and begins with a welcoming entrance hall featuring tiled flooring, recessed spotlighting and useful under-stairs storage. A ground floor guest WC is fitted with a white suite. The living room is bright and comfortable, enhanced by a multi-fuel stove set on a tiled hearth with wooden mantle, and flows openly into the kitchen and dining area, creating an ideal space for both relaxing and entertaining. The kitchen offers a good range of high and low level units with laminate work surfaces, space for appliances and ample room for dining, with double doors opening directly to the rear garden.

On the first floor, there are three well-proportioned bedrooms, two generous doubles and a third ideal as a child's room or home office. The family bathroom is fitted with a white suite, including a panelled bath with Mira Sprint overhead shower, and is finished with tiled flooring and part tiled walls.

Externally, the property benefits from a paved driveway providing off-street parking for two vehicles. The fully enclosed rear garden is laid mainly in lawn with paved walkways, outside lighting and tap, offering a safe and private outdoor space. With its excellent location, generous accommodation and strong potential, this home represents a fantastic opportunity in this popular coastal village.



## Key Features

- Spacious semi-detached home in a quiet residential area of Cloughey
- Within walking distance of the seafront, local school and village amenities
- Three well-proportioned bedrooms, including two generous double rooms
- Bright living room with multi-fuel stove, open to kitchen/dining area
- Kitchen with a good range of units, space for dining and double doors to rear garden
- Ground floor guest WC and first floor family bathroom
- Fully enclosed rear garden with lawn and paved areas
- Paved driveway providing off-street parking for two vehicles



### Accommodation Comprises:

#### Entrance Hall

Tiled flooring, recessed spotlighting, under stair storage.

#### Guest WC

White suite comprising low flush wc, corner wash hand basin with mixer tap and tiled splashback, tiled flooring.

#### Living Room

15'8" x 10'9"

Multi fuel stove with tiled hearth and wooden mantle, wood laminate flooring, open to kitchen/dining area.

#### Kitchen/Dining Area

18'4" x 10'2"

Range of high and low level units, laminate work surfaces, single stainless steel sink with built in drainer and mixer tap, space for cooker, integrated extractor fan and hood, plumbed for washing machine, tiled flooring, part tiled walls, space for dining, double doors to rear garden.

#### First Floor

##### Landing

Recessed spotlighting, access to roofspace, hot press with shelving.

##### Bedroom 1

13'1" x 10'11"

Double room.

##### Bedroom 2

13'1" x 9'10"

Double room, recessed spotlighting.

##### Bedroom 3

9'10" x 8'2"

##### Bathroom

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, panelled bath with "Mira" Sprint overhead shower, mixer tap and glazed screen, recessed spotlighting, extractor fan, tiled flooring, part tiled walls.

##### Outside

Front: paved driveway for two vehicles, paved walkway.

Rear: area in lawn, paved walkway, side walkway, oil storage tank, oil fired boiler, outside light, outside tap, fully enclosed.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

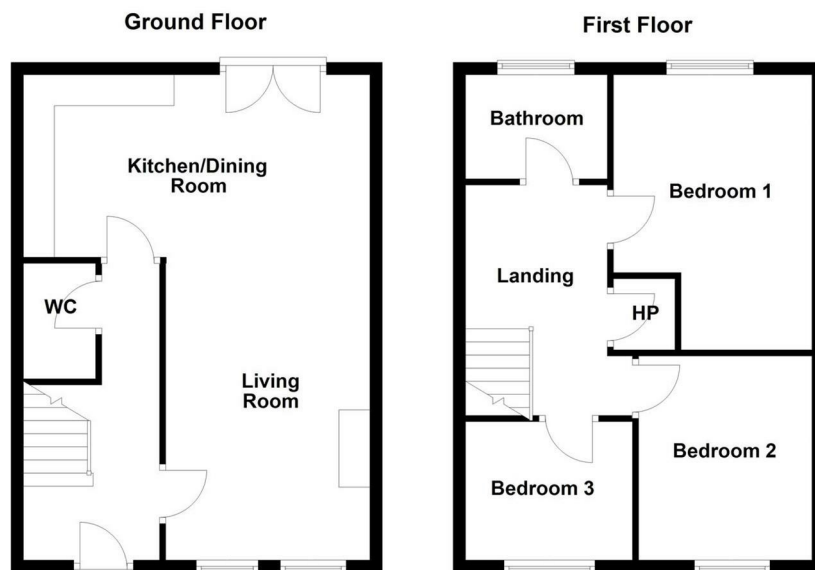
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

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

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