



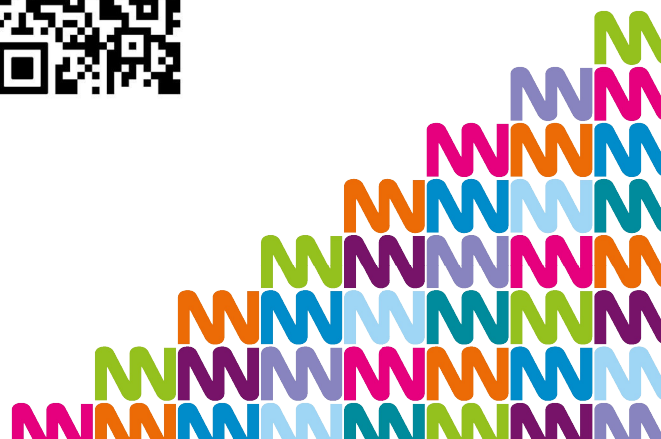
36 Killough Road
Coney Island, Ardglass
BT30 7UG

**Offers In The Region Of
£420,000**

- Detached Family Home
- Stunning Coastal Location
- Flexible Accommodation
- Five Bedrooms, One En-Suite
- Open Plan Living & Dining
- Kitchen
- Ground Floor Shower Room
- Detached Garage & Store Room
- Beautifully Manicured Garden
- Viewing Strictly By Appointment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Set within the charming and scenic hamlet of Coney Island, this five bedroom detached residence presents a rare opportunity to create a truly exceptional family home in an enviable coastal setting. Located just a two minute drive from the renowned Ardglass Golf Club and enjoying captivating views across the Irish Sea, the property combines location, space, and untapped potential in equal measure.

While the home would now benefit from modernisation, it offers generous proportions and a highly adaptable layout, providing the perfect canvas for those looking to design and tailor a home to their own tastes and lifestyle. The existing accommodation is well balanced, with five bedrooms across two floors, and a spacious reception area that lend themselves to reimagining for contemporary family living.

Natural light flows throughout, and many of the principal rooms are ideally positioned to take full advantage of the stunning rear sea views an asset that, when enhanced, could transform the home into something truly special. With thoughtful updating, there is clear scope to create open plan living spaces, modern kitchen and bathroom suites, and a refined interior that complements its spectacular surroundings.

Externally, the property enjoys a peaceful setting within a small coastal community, offering ample parking, detached garage and well maintained lawns and shrubbery.

For buyers with vision, this is an exciting prospect to purchase a property with solid foundations, exceptional views, and the opportunity to create a bespoke coastal retreat.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchieclean.co.uk Donnan is based in our Downpatrick branch.



36 Kilbough Road, Coney Island, Ardglass

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

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