



75A KILLAUGHEY ROAD

Donaghadee, BT21 0BQ

Offers around **£399,950**



DETACHED | 4  | 3  | 2 

This truly is an outstanding, recently constructed detached family home finished to the highest of standards throughout, examples of which include underfloor heating on the ground floor, solid oak internal doors, triple glazed windows and high levels of insulation..

KEY FEATURES

- Exceptional Recently Constructed Detached Family Home of Circa 2400 Square Feet
- Superb Bespoke Solid Wood Painted Kitchen with Granite Worktops, Open Plan to Casual Dining Area
- Sun Room/Family Room with Cast Iron Multi Fuel Burning Stove and French Doors to Outside
- Living Room with Feature Marble Fireplace and Electric Fire
- Three Well Proportioned Bedrooms
- Master Bedroom with En Suite Shower Room and Dressing Room
- First Floor Bathroom with Three Piece White Suite
- Ground Floor Shower Room with Three Piece White Suite
- Separate Utility Room
- Integral Garage with Electric Remote Up and Over Door
- Front Driveway and Forecourt in Loose Stones with Ample Parking for Cars, Caravans, Boats and Horse Boxes, etc



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Living Room
19'0" x 13'0"
- Magnificent Open Plan Family Dining Room to Superb Modern Fitted Kitchen
30'5" x 14'8"
- Superb Modern Fitted Kitchen
13'7" x 11'6"
- Utility Room
- Bedroom Four
14'8" x 7'3"
- Shower Room

First Floor

- Spacious Landing
- Master Bedroom
16'10" x 14'7"
- Ensuite Shower Room"
- Dressing Room
15'8" x 7'3"
- Bedroom Two
19'0" x 11'10"
- Bedroom Three
8'9" x 7'10"
- Bathroom

Outside

- Integral Garage
24'4" x 11'5"
- Driveway and Forecourt
in Loose Stones
- Outstanding Good Sized Fully Enclosed Rear Garden
- Extensive Sun Terrace



DIRECTIONS

Heading along Millisle Road turn right onto Killaughey Road..



THE LOCAL AREA

Delightful Donaghadee: voted 'Best place to live 2023' by The Sunday Times. And rightly so. This place is utterly charming. Perfect for water sports, cold water swimming (if you're brave enough), sailing at Donaghadee Sailing Club and fishing at Bridgewater Fishery.

The Water Tower, Orlock and the Commons provide the kind of open spaces where you could happily stay and while

ENERGY EFFICIENCY RATING		CURRENT	POTENTIAL
Very energy efficient - lower running costs			
92+	A		
81-91	B	85	85
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
NOT energy efficient - higher running costs			

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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