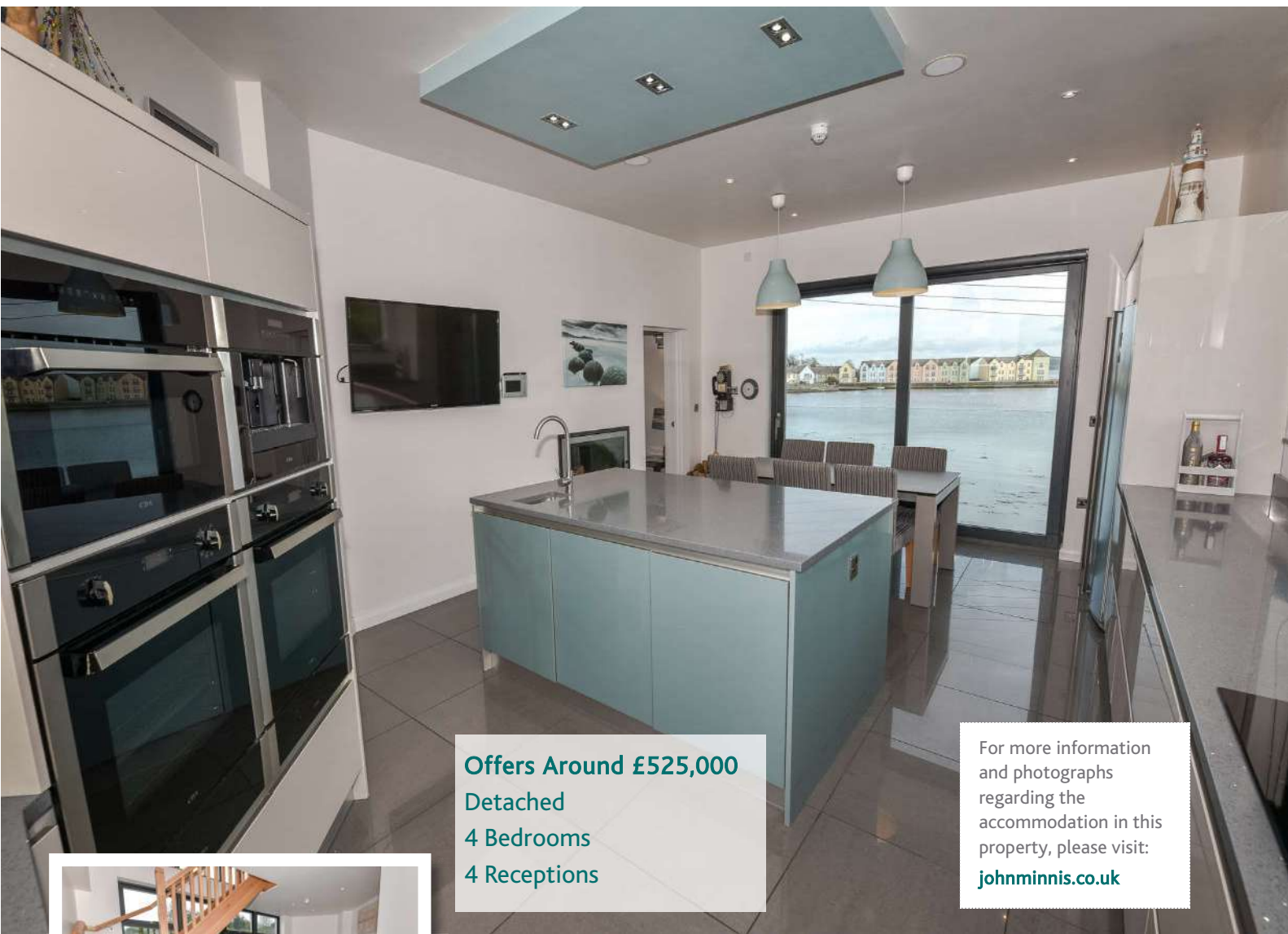




 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**27 Seaview | Killyleagh. BT30 9QT**  
**OFFERS AROUND £525,000**



**Offers Around £525,000**  
Detached  
4 Bedrooms  
4 Receptions

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



## Property Features

- ICF Contemporary Build Detached Family Home, on Seaview Killyleagh
- Finished to a Most Exacting Standard with An Impeccable Attention to Detail
- Bespoke Luxury Fully Fitted Kitchen with Excellent Range of Integrated Appliances, Island Unit & Dining Area
- Spacious Living Room with Wood Burning Stove & Views Over Strangford Lough
- Additional Ample Dining Room
- Utility Room leading to Drying/Shower Room
- Sunroom with Access to Rear Gardens
- Four Well Proportioned Bedrooms, Two with En Suite facilities.
- Master Bedroom with Contemporary En-suite Bathroom and Walk in Wardrobe
- Cinema Room with In-Built Surround Sound System
- Ground Floor Boot/Shower Room
- Separate Shower Rooms to the Ground, First and Second Floors
- Digitally Controlled Underfloor Heating Throughout
- Solar Panels. Heat Recovery System & Air Source Heat Pump
- Beam Vacuum System. Hard Wired Speakers Throughout
- Outdoor Study/Gym

# Accommodation

## Ground Floor

Reception Hall  
 Cloak Room  
 Integral Garage  
 16'4" x 16'4"  
 Boot Room/Shower Room  
 Cinema Room  
 17'3" x 9'8"

## First Floor

Living Room  
 16'3" x 16'1"  
 Kitchen/Casual Dining  
 22'2" x 14'8"  
 Utility Room  
 11'0" x 5'9"  
 Drying Room/Shower  
 7'7" x 5'1"

## First Floor

Guest WC  
 Dining Room  
 14'1" x 12'8"  
 Sun Room  
 12'10" x 10'5"

## Second Floor

Master Bedroom  
 16'3" x 16'3"  
 En-suite Bathroom  
 Built In Wardrobe  
 Bedroom Three  
 14'9" x 12'5"  
 Bedroom Four  
 11'0" x 9'7"

## Second Floor

Storage Cupboard  
 Shower Room  
 Bedroom Two  
 18'0" x 13'4"  
 En-suite Shower Room

## Outside

Driveway Parking  
 Rear Landscaped Garden  
 Patio Areas  
 Garden Room  
 Solar Panels



This recently constructed ICF detached family home is located on Seaview, Killyleagh, with stunning uninterrupted views over Strangford Lough, an area of outstanding natural beauty. This impressive property enjoys well-proportioned accommodation throughout. There are few homes that offer such a beautiful shoreline setting with outstanding views over Strangford Lough and beyond to the several islands which offer ever changing seafaring traffic with exceptional sunrises and sunsets.



# Directions

In Killyleagh travel down Irish Street or Shore Street and turn right into Seaview. Property will be located on the right



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		78	78
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.

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## Awards & Recognition



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