

Tim Martin
.co.uk



97 The Old Mill

Killyleagh

BT30 9GZ

**Offers Around
£79,950**

www.timmartin.co.uk
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SUMMARY

A tastefully presented 1st floor apartment fronting into the Downpatrick Road with an open aspect towards the lough to the front.

The property located just yards from the shops, doctors surgery, churches and the majority of the local amenities offers bright, well appointed accommodation which is easy to maintain at a very affordable price. A good bus service is available at the door.

The property is approached via the communal entrance hall with security entry system and has allocated parking to the rear.

FEATURES

- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- MODERN INTEGRATED KITCHEN
- ALLOCATED PARKING TO REAR
- WOOD LAMINATE FLOORING
- PRESSURISED WATER SYSTEM
- QUALITY SANITARY WARE

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ENTRANCE PORCH

ENTRANCE HALL

Wood laminate floor; hotpress with 'Megaflow' pressurised water system.

LOUNGE

13'8" x 11'6" (4.17 x 3.51)

Wood laminate floor; television aerial connection.

KITCHEN

7'9" x 7'1" (2.36 x 2.16)

Single drainer stainless steel sink unit with mixer taps; oak laminate finished range of eye and floor level cupboards and drawer; formica worktops; integrated 'Candy' stainless steel electric under oven and 4 ring solid state electric hob with stainless steel extractor canopy over; 'Electrolux' dishwasher; washing machine and part tiled walls; wood laminate floor.

BEDROOM 1

11'0" x 10'1" (3.35 x 3.07)

Wood laminate floor.

BEDROOM 2

11'0" x 10'8" (3.35 x 3.25)

Wood laminate floor.

BATHROOM

7'1" x 6'9" (2.16 x 2.06)

White suite comprising panel bath with 'Mira Zest' electric shower over with chrome mixer taps; folding shower door; pedestal wash hand basin with chrome mono mixer taps and close coupled wc; wood laminate floor; part tiled walls; extractor fan.

OUTSIDE

Communal yard to rear with oil fired boiler and Pvc oil storage tank; allocated parking space.

EPC Ref:

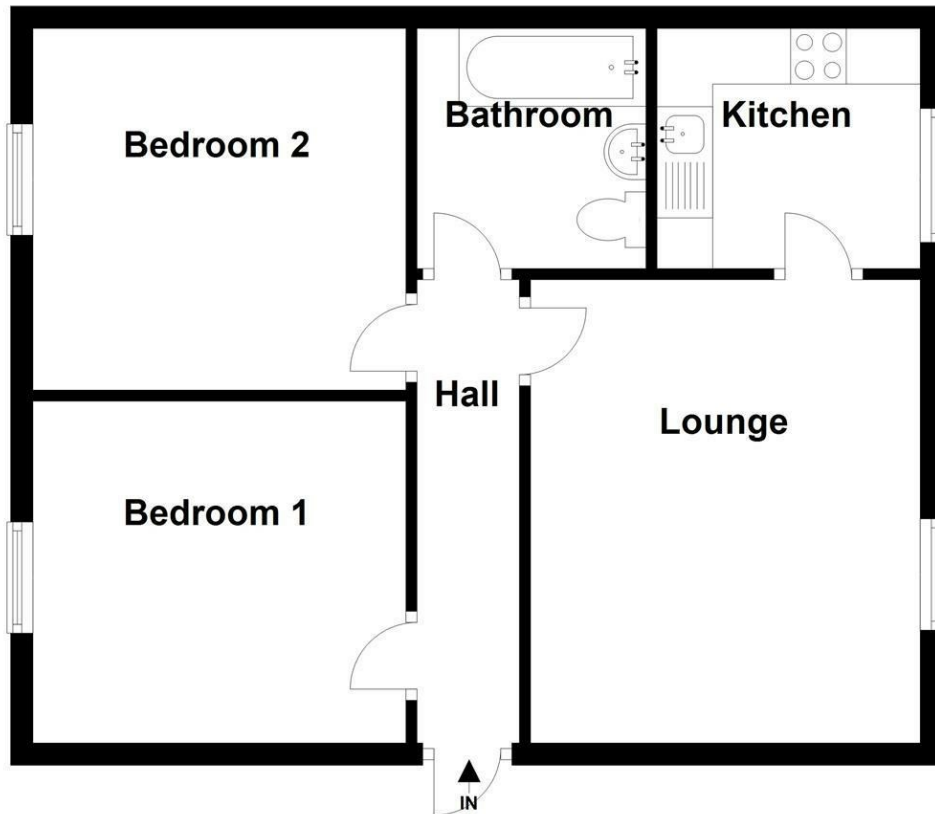
9200-0376-2629-0190-1903

Management Charges

£125 per quarter



Ground Floor



This floor plan is for illustrative purposes only.
Plan produced using PlanUp.



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			
		75	81

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T 028 97 568300

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