

Tim Martin
.co.uk



**9d Catherine Street
Killyleagh
BT30 9QQ**

**Asking Price
£185,000**

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SUMMARY

Tucked away in a private, secluded courtyard style development, these newly built semi-detached houses are situated in the heart of Killyleagh village, close to Strangford Lough, Killyleagh Castle and a range of café's, restaurants, and shops.

Boasting a fantastic finish throughout with superbly appointed accommodation, the properties will appeal to a wide range of purchasers. The properties are fitted with oil fired central heating, double glazed wooden framed windows, and a very high level of insulation to ensure running costs are minimal.

The ground floor comprises of a bright and spacious lounge, a modern fitted kitchen with casual dining area, utility room and separate WC. There are four spacious bedrooms located over the first and second floors with the master bedroom on the second floor benefiting from an en suite shower room, whilst there is a modern fitted bathroom featuring a bath and shower on the first floor.

Outside, the property enjoys a driveway to the front with ample car parking space and a patio area and garden to the rear, all of which are partially enclosed by original stone walls. The property comes with a 10-year structural guarantee through ACHI Advantage.

Everything that Killyleagh has to offer is on your doorstep, including local boutiques, coffee shops and eateries, whilst Strangford Lough is only a short stroll away, where you can enjoy a fantastic range of water sports and coastal walks. Delamont Country Park and Finnebrogue Woods with Fodder Farm Shop and Cafe are a short drive away, offering beautiful walking trails and seasonal events, for all ages. For those wishing to commute, Downpatrick, Newtownards, Dundonald and Belfast are all easily accessible by both car and public transport.

Features Include:

- Newly Built Semi Detached Property In A Courtyard Style Development
- Superb Finish And Well Appointed Accommodation Throughout
- Bright And Spacious Lounge
- Modern Fitted Kitchen With Casual Dining Area
- Utility Room And Separate WC
- Four Excellent Sized Bedrooms Including Master Bedroom Ensuite
- Principle Bathroom On The First Floor
- Oil Fired Central Heating
- Double Glazed Windows In Wooden Frames
- Excellent Level Of Insulation Ensuring Lower Running Costs
- Driveway To The Front Providing Ample Parking
- Rear Gardens Laid Out In Lawn With Patio Area, Partially Enclosed With Feature Stone Walls
- Local Boutiques, Coffee Shops, Restaurants And Public Transport All On Your Doorstep
- Close To Strangford Lough, Delamont Country Park And Finnebrogue Woods
- Perfect For A Wide Range Of Purchasers Looking To Move In And Enjoy Modern Convenient Living

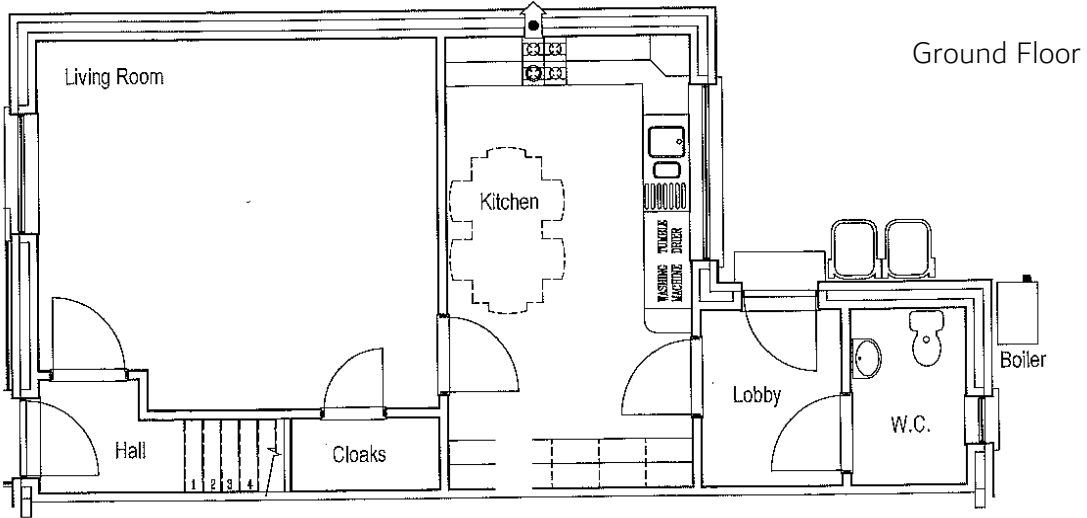
BRIEF SPECIFICATION

External

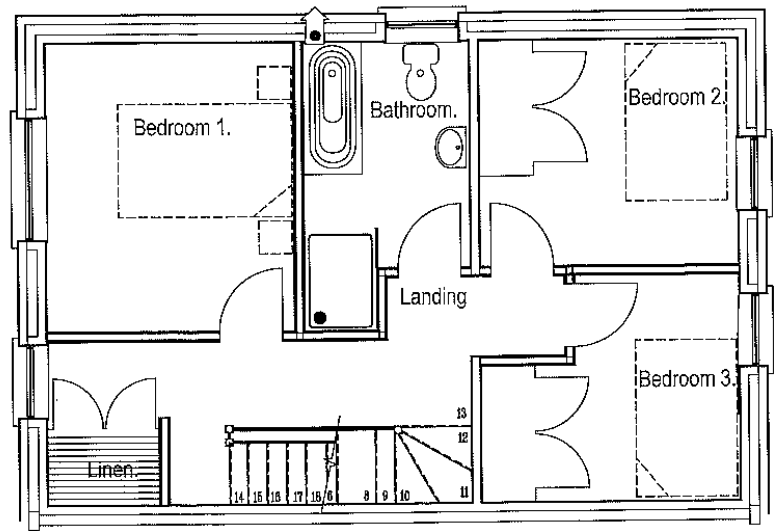
Walls	Traditional Build With Painted Pebble Dash Exterior
Roof	Slate Tiled
Windows	Double Glazed Windows In Wooden Frames
External Doors	Mahogany wooden doors to front and rear
Driveway	Decorative pebbled driveway providing parking for 2 cars to the front
Porch	External Lighting To Front Door Area
Gardens	Paved Patio Area And Gardens Laid Out In Lawn

Internal

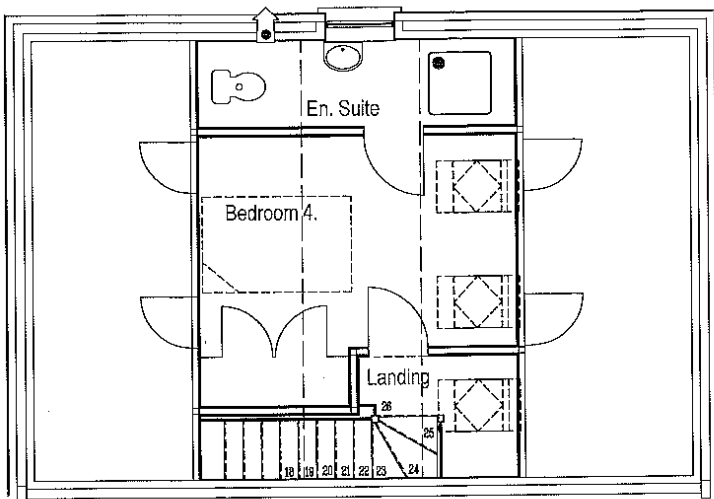
Heating	Oil Fired Central Heating with Oil Fired Condensing Boiler And Bunded Oil Tank
Doors	Contemporary Oak Finished Internal Fire Proofed Doors Throughout, Fitted With Quality Chrome Door Furniture And Door Closures / Intumescent Fire Protection.
Skirting / Architraves	5" Moulded Edge Skirting And 3" Architrave Painted In White Gloss Painted.
Paintwork	Internal walls And Ceilings Painted With Emulsion Paint.
Detectors	Mains Smoke And Carbon Monoxide Sensors.
Electrical	A comprehensive Range Of Electrical Sockets, Switches, TV, Telephone & Internet Points
Insulation	High Standard of Floor, Wall And Loft Insulations To Ensure Minimum Heat Loss, In Line With Current Building Control Requirements.
Flooring	Carpet - Hall, Stairs, Landing And Bedrooms Porcelain Tiled - Kitchen, Utility And WC Laminate - First Floor Bathroom And Second Floor En Suite
Warranty	ACHI Advantage 10 Year Structural Guarantee



First Floor



Second Floor



ENTRANCE HALL

LOUNGE 5.13m (16'10) x 4.78m (15'8)

Ample power points; tv aerial and internet connection points; under stairs storage cupboard.



KITCHEN / DINING AREA 5.79m (19'0) x 3.53m (11'7)

Modern fitted kitchen with an excellent range of high and low level cupboards and drawers, incorporating single drainer stainless steel sink unit; integrated cooker/hob and extractor fan over; space for fridge/freezer.



UTILITY ROOM 2.54m (8'4) x 2.44m (8')

Space and plumbing for washing machine; access to side/rear; porcelain tiled floor.

WC 2.57m (8'5) x 1.22m (4')

Modern white suite comprising wc and wash hand basin.



FIRST FLOOR LANDING

Potential study area.

HOTPRESS

BEDROOM 1 3.71m (12'2) x 3.07m (10'1)

Ample power points; tv aerial connection point.



BATHROOM 2.72m (8'11) x 1.98m (6'6)

Modern white suite comprising bath; separate shower; wc and wash hand basin.

BEDROOM 2 3.51m (11'6) x 2.64m (8'8)

Ample power points; tv aerial connection point.



BEDROOM 3

3.51m (11'6) x 3.05m (10'0) maximum measurements

Ample power points; tv aerial connection point.



STAIRS LEADING TO:-

BEDROOM 4 4.39m (14'5) x 3.66m (12')

Ample power points; tv aerial connection points; access to under eaves storage; Velux window.



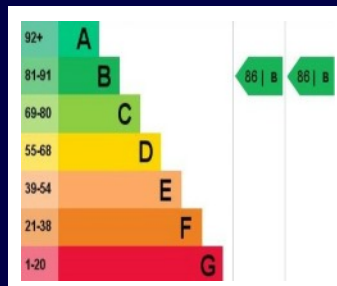
EN SUITE SHOWER ROOM 3.81m (12'6) x 1.07m (3'6)

Modern white suite comprising, separate shower cubicle; wc; pedestal wash hand basin.



OUTSIDE

Driveway to front; dedicated parking for 2/3 cars; paved patio area; gardens to rear aid out in lawn & partially enclosed by original stone walls.



Comber ■

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