



2 & 2a Point Road
Killough
BT30 7QU

**Offers In The Region Of
£325,000**

- Detached Family Home & 'Cottage'
- Coastal location with views of Killough Bay
- Family Home comprises Sitting Room, Kitchen/Dining/Living, Four Bedrooms & Two Bathrooms
- 'The Cottage' Open Plan Living/Kitchen, Two Bedrooms & Bathroom
- PVC Double Glazing & Separate Oil Fired Heating Systems
- Mature Garden & Patio
- Attached Garage
- Within walking distance of the village amenities
- Delightful Coastal Walks
- Contact Edel on 07703 612 257 to view

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This unique sale offers an exceptional lifestyle opportunity situated in the picturesque village of Killough. Overlooking the bay the property consists of a excellently presented detached home and a detached purpose built 'cottage' in the garden ideal for guests, holiday lets or extended family.

The properties were constructed approximately 10 years ago and the principle home is finished to the highest specification with adaptable accommodation with either more reception or bedroom space to suit the purchaser.

The 'cottage' is fitted out to similar specification with open plan living kitchen, two bedrooms and bathroom.

This sale is a rare find offering a blend of coastal living and modern convenience. Whether you're looking for a family home, a holiday retreat or an income generating opportunity these delightful properties will capture your heart.

Principle Home Accommodation

The ground floor comprises entrance hall, sitting room with stove, quality oak kitchen with built in appliances, dining space, utility room and open to glazed seating area. There is a fourth bedroom or family room and a large bathroom. On the first floor there are three bedrooms including two with small balconies to take in the views and another large bathroom.

The Cottage'

The cottage comprises Open plan living/kitchen/dining, two double bedrooms and bathroom.

Outside

The main property has an attached garage. Ample parking to side and rear and garden area. There is a private paved patio to the rear of the cottage.



2 Point Road, Killough, Downpatrick

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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