



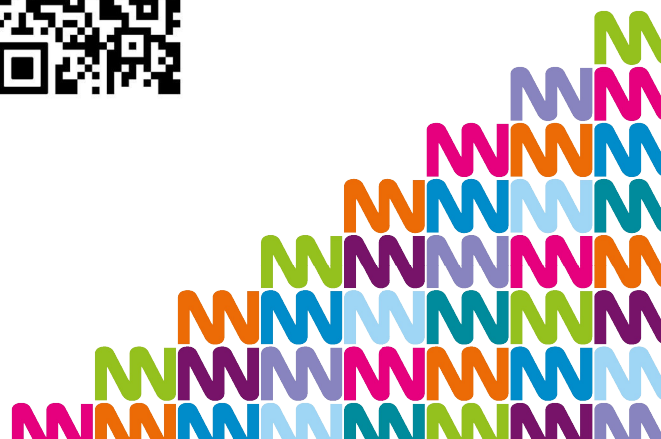
12 Killard Square
 Ballyhornan
 BT30 7PW

**Offers In The Region Of
 £135,000**

- Detached Bungalow
- Generous Living Room
- Open Plan Kitchen & Dining Room
- Five Double Bedrooms, One En-Suite
- Bathroom, Shower Room & Separate WC
- Off Street Parking & Integral Garage
- Oil Fired Central Heating
- PVC Double Glazing Throughout
- Idyllic Coastal Location
- Cash Purchasers Only - Proof of Funds Required



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		44	46
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





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This superb detached bungalow which is in excellent condition throughout, is located on an enclosed corner site with mature gardens with off street parking, is positioned in the centre of Ballyhorgan and a few minutes walk to the beach, with good transport links to Downpatrick.

The spacious accommodation comprises living room, kitchen & dining area, five double bedrooms including master ensuite, study, family bathroom, shower room, separate WC and integral garage.

This is a rare opportunity to purchase a detached property in this popular coastal location and is ideal for holiday homes, families or retirement.

Early viewing is highly recommended.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
 07703 612 257

Ballynahinch Branch

24 High Street
 Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49 - 51 Market Street
 Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

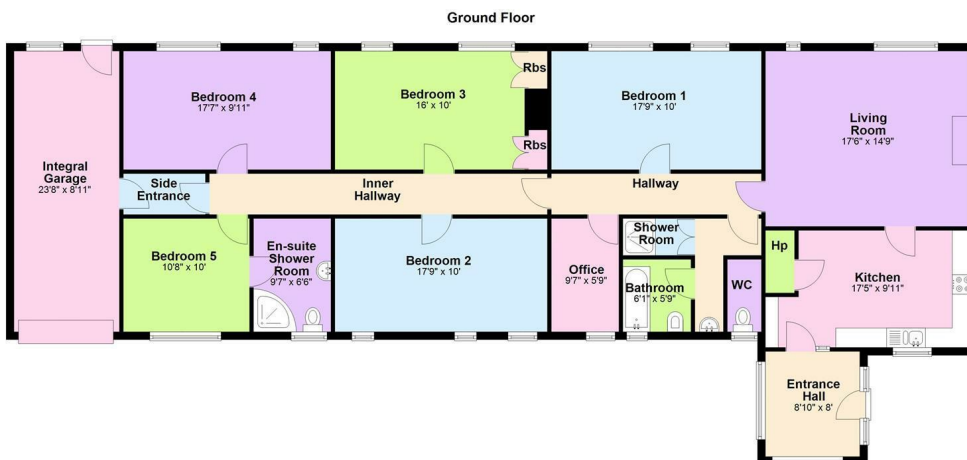
18 Bridge Street
 Banbridge BT32 3JS
028 4062 2226

Carryduff Branch

14B Ballynahinch Road
 Carryduff BT8 8DN
028 9081 2422

General Enquiries

downpatrick@quinnestateagents.com



12 Killard Square, Ballyhorgan

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.

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