



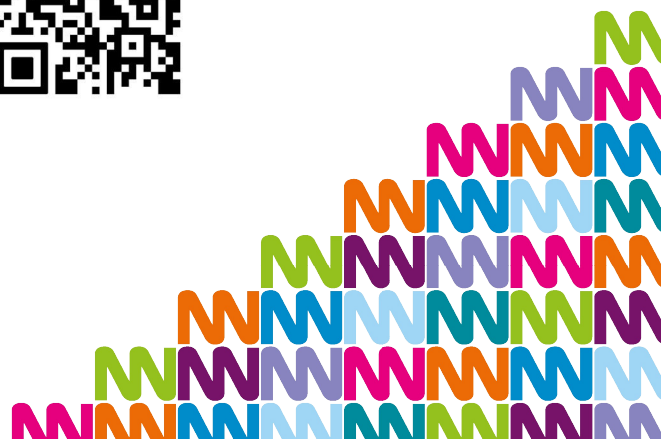
3 Ballycotton Close
Kilclief
BT30 7RF

**Offers In The Region Of
£185,000**

- End Terrace Family Home
- Three Double Bedrooms, Principle En-Suite
- Generous Lounge with Open Fire
- Open Plan Kitchen & Dining
- Ground Floor Bathroom
- Utility Room
- Off Road Parking
- Oil Fired Central Heating
- Chain Free Sale
- Early Viewing Highly Recommended



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		





Located in a small development, ideal for growing families conveniently situated in the heart of the hamlet of Kilclief, 2 minutes from the coastline of beaches, 2½ miles from the village of Strangford and less than 15 minute drive to Downpatrick, this property is a wonderful opportunity for those looking to settle in a peaceful yet accessible location.

A tastefully presented family home, offering superb accommodation, perfect for the modern day living.

This home is flooded with natural light and will surely appeal to those seeking a property with nothing to do but move in and enjoy!

Early viewing is highly encouraged.

ACCOMMODATION

The ground floor comprises a generous lounge with open fire, family bathroom, open plan kitchen with dining area and utility room. The first floor boasts three double bedrooms including principle en-suite.

OUTSIDE

The property offers a large, well maintained, private rear garden and has ample parking to the front.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk
Donnan is based in our Downpatrick branch.

ENQUIRIES TO

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



For any enquiry relating to this property, please contact

Edel Curran

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Ballynahinch Branch

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Downpatrick Branch

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

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
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Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
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General Enquiries

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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.