



**16 Point Road**  
Killough  
BT30 7QU

**Offers In The Region Of**  
**£289,950**

- Detached Family Home
- Flexible Accommodation
- Three First Floor Bedrooms, One En-Suite
- Generous Lounge
- Family Room or Fourth Ground Floor Bedroom
- Triple Aspect Open Plan Kitchen & Dining Room With Sea Views
- Utility Room
- Ground Floor Shower Room
- Detached Garage & Ample Parking
- Wrap Around, Enclosed Garden



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	56	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This recently decorated, well maintained and exceptionally spacious, detached family home, offering flexible accommodation, is a welcomed addition to the local thriving property market. Flooded with natural light, occupying a sizable site and ideally located within a short walk to take full advantage of all the local amenities and a only a few minutes drive to St Johns Point Lighthouse and Rossglass Beach.

Approached by a gated tarmac driveway, this home has thoughtfully laid out ground floor accommodation comprising generous lounge with open fire, family room or ground floor bedroom, open plan kitchen and dining area, utility room and shower room, while the first floor boasts the family bathroom and three bedrooms, one with en-suite facilities.

Externally, the property is further enhanced with ample parking, large detached garage, mature lawns and established shrubbery.

Killough is a charming historic coastal village on the Lecale Peninsula, offering peaceful seaside living, a picturesque tree lined main street, and easy access to beautiful beaches, all within a short drive of Downpatrick.

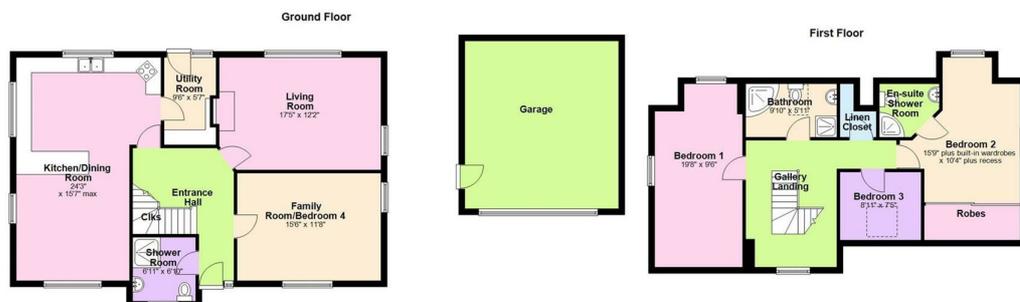
A forever home with sea views, which is sure to have plenty of interest!

#### MORTGAGE ADVICE

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

#### ENQUIRIES TO

Edel Curran:  
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16 Point Road, Killough

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

**Edel Curran**

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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  
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**028 9081 2422**

#### General Enquiries

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