



4 Narrows View

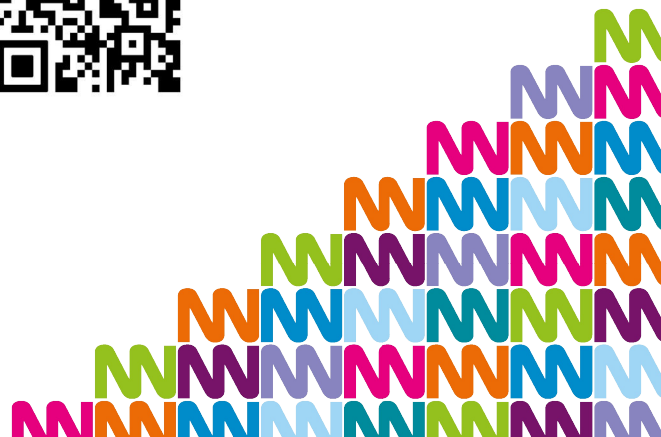
Kilclief
BT30 7UL

Offers In The Region Of
£325,000

- Luxurious Semi Detached Home
- Lounge with Gas Stove
- Open Plan Kitchen, Dining & Garden Room
- Ground Floor WC
- Four Bedrooms, Principle En-Suite
- Enclosed Rear Garden & Patio Area
- Tarmac Driveway & Ample Parking
- Oil Fired Central Heating
- Highly Sought After Location
- Prompt Viewing Encouraged, By Appointment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This beautifully presented two year old semi detached home just off BishopsCourt Road, extends to approximately 1,400 sq ft and offers a move in ready, bright, modern living space throughout.

The property features a spacious double aspect lounge, along with a stylish open plan kitchen and dining area ideal for both everyday living and entertaining. This space flows seamlessly into a charming garden room, which provides direct access to the rear patio, creating a perfect indoor outdoor connection.

The first floor accommodation comprises a well appointed family bathroom, complete with a separate shower, along with four generously sized bedrooms. The principle bedroom benefits from an ensuite shower room and built in robes, offering both comfort and practical storage.

Externally the property boasts ample off road parking, enclosed rear garden and paved patio.

A tranquil location, with extensive views of Castle Ward, The Narrows and Portaferry, ideal for growing families conveniently situated in the heart of the small hamlet of Kilclief, 2 minutes from the coastline of beaches, 2½ miles from the village of Strangford and less than 20 minute drive to Downpatrick.

This exceptional home is surely the ideal country/coastal escape. Internal inspection is a must!

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



4 Narrows View, Kilclief, 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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