



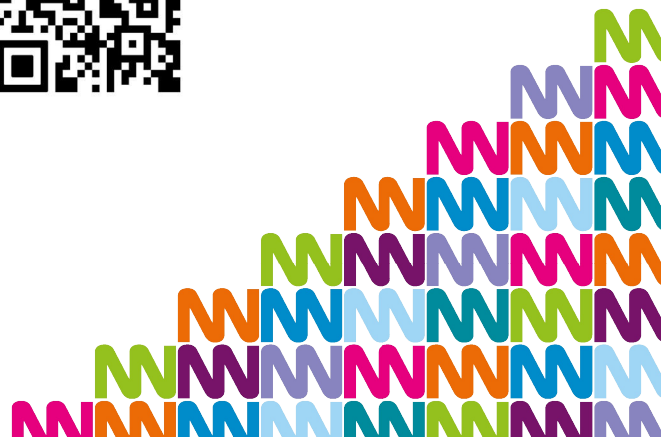
78 Killyleagh Street
 Crossgar
 BT30 9DQ

**Offers In The
 Region Of £219,500**

- Detached Bungalow
- Two Sizeable Bedrooms
- Living Room with Open Fire
- Open Plan Kitchen & Dining Area
- Shower Room
- Gas Central Heating
- Extensive Rear Garden
- Centrally Located
- Early Viewing Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This beautifully presented and deceptively spacious bungalow which has been recently rewired and fitted with new radiators and gas heating system, is situated on a mature and fully enclosed site in the heart of Crossgar.

Although located within walking distance of the local schools, shops and amenities, the property has the tranquil feel of a rural property.

Also boasting PVC double glazing the bungalow offers superbly appointed accommodation that will not disappoint, comprising of two bedrooms, one with built in robes. The property is further complimented by a spacious living room, modern fitted kitchen and dining area and family shower room.

Externally, the tarmac driveway provides ample parking, with recently landscaped garden and entertaining area.

A 'must see' property, which can only be fully appreciated by internal inspection.

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

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



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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