



111 KILLYLEAGH ROAD

Killinchy, BT23 6TR

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*Offers Over*  
**£249,950**



## COTTAGE

| 2  | 1  | 1 

A beautifully presented detached cottage, sympathetically renovated throughout, set on an idyllic site extending to approximately 1/2 acre, with an additional adjoining field of circa 1/2 acres.

## KEY FEATURES

Contemporary Shower Room

Two Bedrooms with Oak Sliding Doors and Contemporary Heaters

Fully Enclosed Garden with Rural Outlook

Extensive Pebbled Driveway Providing Car Parking for Numerous Cars

Detached Garage

uPVC Double Glazing / Gas Heating

1/2 Acre Adjoining Land

Close to Comber, Killyleagh and Killinchy with Many Local Amenities and Well Renowned Eateries

Good Road and Transport Links to Belfast

Tastefully Presented Throughout

No Onward Chain

Early Viewing Highly Recommended



## ROOM DETAILS

*Living/Dining Area*

14' x 9'9"

*Kitchen*

10'11" x 6'9"

*Shower Room*

7'4" x 6'

*Bedroom One*

6'10" x 9'6"

*Bedroom Two*

6'10" x 9'6"

*Garage*

20' x 16'10"



## DIRECTIONS

Leave the square heading towards Killinchy via Killinchy Street. Continue straight through the roundabout on to Killinchy Road and continue straight on to Killyleagh Road. 111 Killyleagh Road is the first property on your right after the Ballygigan Gospel Hall.



## THE LOCAL AREA

Killinchy village sits on a hill overlooking Strangford Lough. The nearby settlement of Balloo is treated as part of Killinchy. Sketrick Castle is located near Killinchy and is estimated to date back to the 15th century. The Annals of the Four Masters record the capture of the castle in 1470. It was intact until the end of the 19th century when a storm demolished much of it. In 1957 a stone subterranean passage was discovered.



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	54	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

## OUR BRANCHES

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