



12 COILY HILL ROAD

DOWNPATRICK, BT30 9ST

Offers Around

£399,950



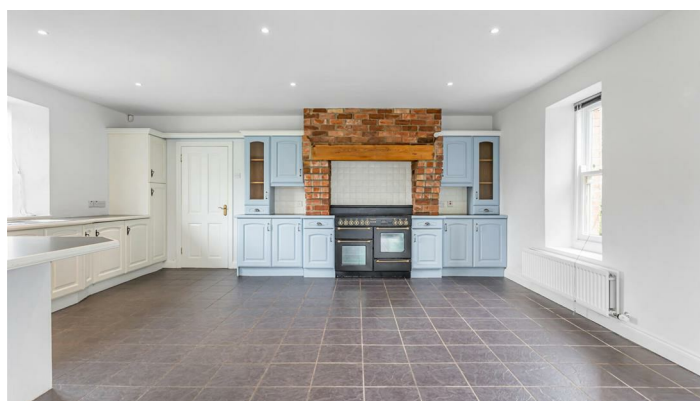
DETACHED

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Set on a private and mature site, this charming stone detached home offers spacious and flexible accommodation in a peaceful semi-rural setting.

KEY FEATURES

- Welcoming Entrance Hall
- Spacious Family Lounge with Feature Open Fire
- Open Plan Kitchen/Dining with Fitted Kitchen
- Office Space / Cloaks Room
- Three Well Proportioned Bedrooms
- Spacious Family Bathroom
- Metal Garage Ideal for Storage
- Summer House Perfect for Outdoor Entertaining
- Oil Fired Central Heating Controlled by Hive
- Beautiful Mature Gardens
- Close to Many Local Amenities
- Close to Many Well Renowned Schools



ROOM DETAILS

ENTRANCE

Entrance Hall

23'11" x 12'5"

GROUND FLOOR

Office Space/Boot Room

10'0" x 5'7"

Family Lounge

16'8" x 20'2"

Open Plan Kitchen /

Dining

19'5" x 20'8"

FIRST FLOOR

Stairs to 1st Floor /
Landing

Principal Bedroom

19'4" x 10'11"

Ensuite

9'1" x 9'4"

Dressing Room

9'11" x 9'4"

Family Bathroom

10'0" x 13'10"

Bedroom Three

8'1" x 13'9"

Dressing Room

8'1" x 6'1"

Bedroom Two

8'3" x 13'3"

Dressing Room

8'3" x 6'7"

OUTSIDE

Garden Room

7'7" x 9'9"

Garage

19'5" x 9'8"



DIRECTIONS

From Comber Square head along Killinchy Street, continue straight at the road about onto Killinchy Road. Turn right onto Tullymacnous road, left onto Clay Road, then left onto Clea Lough Road, right onto Coily hill Road and number 12 will be on the left-hand side and found at the bottom of the laneway to the left.



THE LOCAL AREA

Downpatrick is a town in County Down, Northern Ireland. It is on the Lecale peninsula, about 21 miles south of Belfast. In the Middle Ages, it was the capital of the Dál Fiatach, the main ruling dynasty of Ulaid. Its cathedral is said to be the burial place of Saint Patrick.



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	39	42
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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