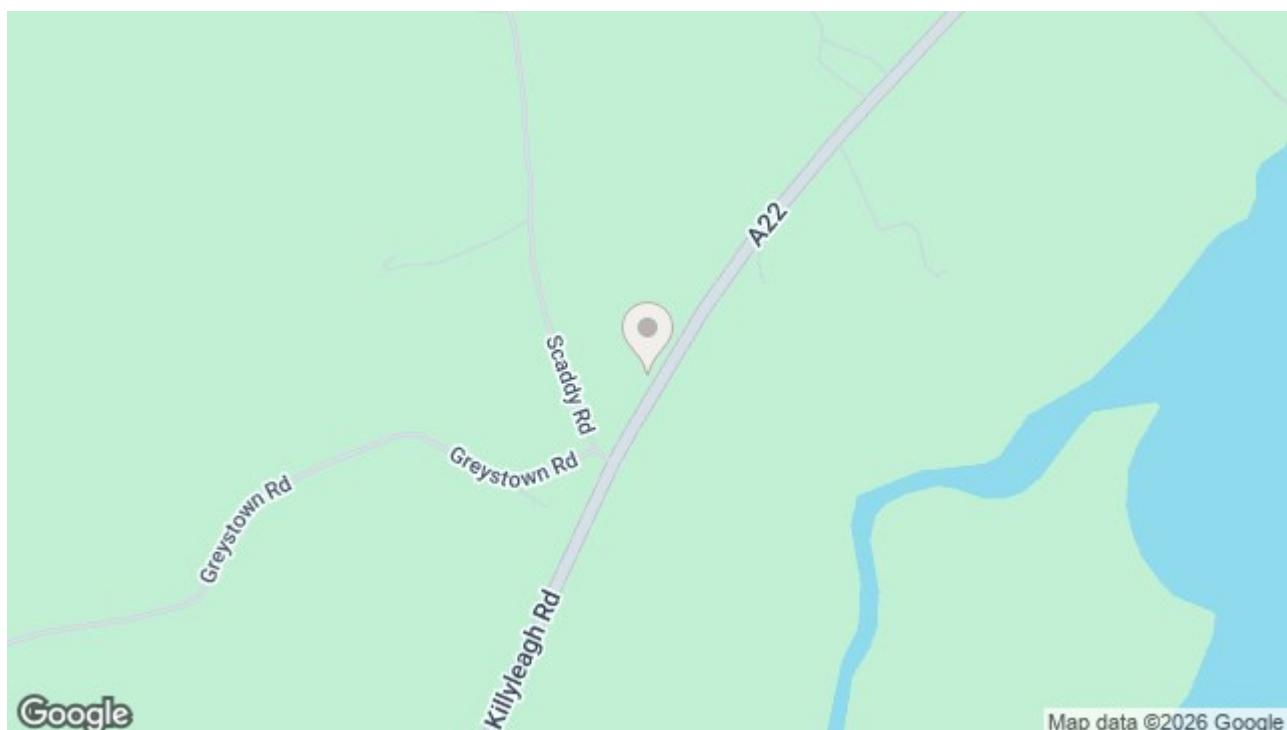




50 KILLYLEAGH ROAD, DOWNPATRICK, BT30 9BN

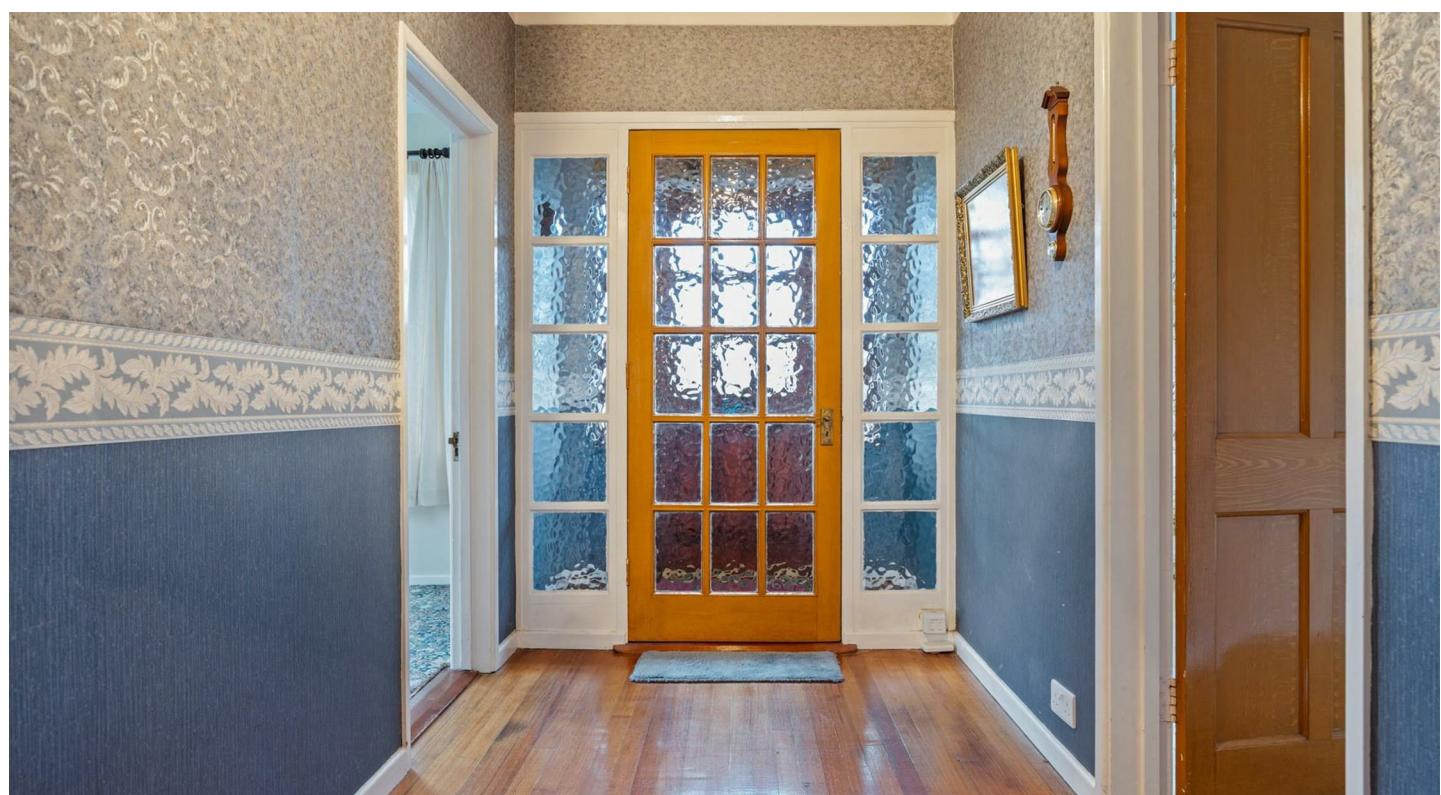


OFFERS AROUND £250,000

This detached three-bedroom bungalow occupies an elevated site, benefiting from mature gardens to both the front and rear. Internally, the property comprises an entrance porch leading to a welcoming entrance hall, a bright living room, a separate living/dining room, a fitted kitchen, and a shower room.

Ideally located a short distance from the scenic walks of Delamont Country Park and Fodder in the woods, the property also enjoys convenient access to Downpatrick, Killyleagh, and surrounding areas.

Shops, schools and restaurants are all within a short commuting distance.



At a glance:

- Detached bungalow
- Living/ dining area
- Outhouse
- Large site
- Well presented
- Three bedrooms
- Kitchen with dining area
- Family bathroom
- Great location
- Private site

Entrance Porch

3'0" x 5'10"

Two windows to rear, door to:

Entrance Hall

13'2" x 8'7"

Solid wooden flooring. Window to side, two windows to rear, door to:

Living/Dining room

20'4" x 10'1"

Brick fireplace with electric fire. Window seat. Three windows to side, bow window to side, fireplace, door to:

Kitchen/Dining Room

8'10" x 13'7"

High and low level units with stainless steel sink unit. Eye level oven. Electric hob with extractor fan. Recess for washing machine and fridge. Part tiled walls, Tongue and groove ceiling with spotlights. Window to side, window to front, Storage cupboard, door to:

Bedroom 1

11'11" x 12'10"

Laminated wooden floor. Bay window to rear, window to side, door to:

Bedroom 2

10'10" x 11'10"

Bay window to rear, double door, door to:

Bedroom 3

10'5" x 11'11"

Window to side, double door, door to:

wardrobe

2'3" x 3'7"

Shower Room

White low flush w.c and pedestal wash hand basin. Corner shower cubicle. Part panelled walls. Part tiled walls. Window to front, door to:

Rear Porch

11'10" x 3'3"

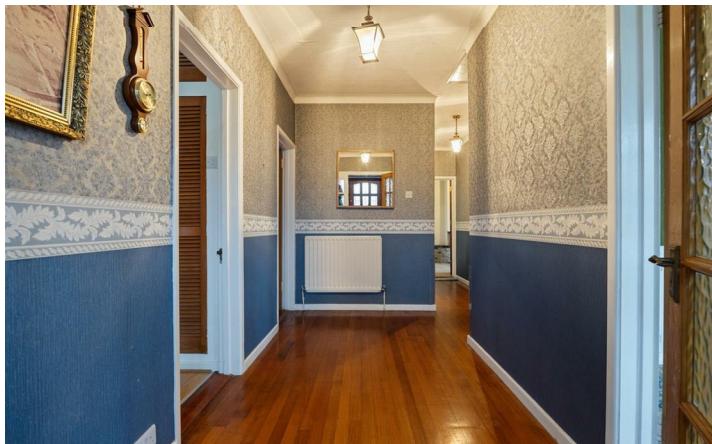
Door.

Outside

Approached by a gravel driveway with gardens laid out in lawns with mature shrubs and trees. Rear patio area with steps to further lawns.











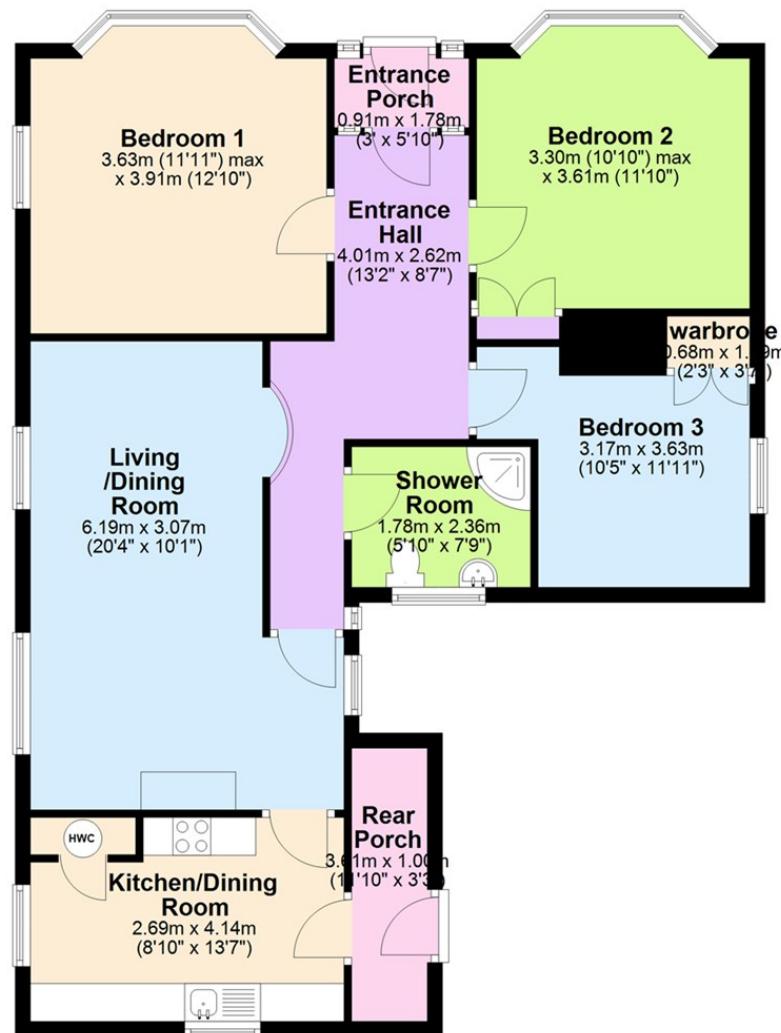






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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