



3 THE QUAY, KILLYLEAGH, DOWNPATRICK, BT30 9GB



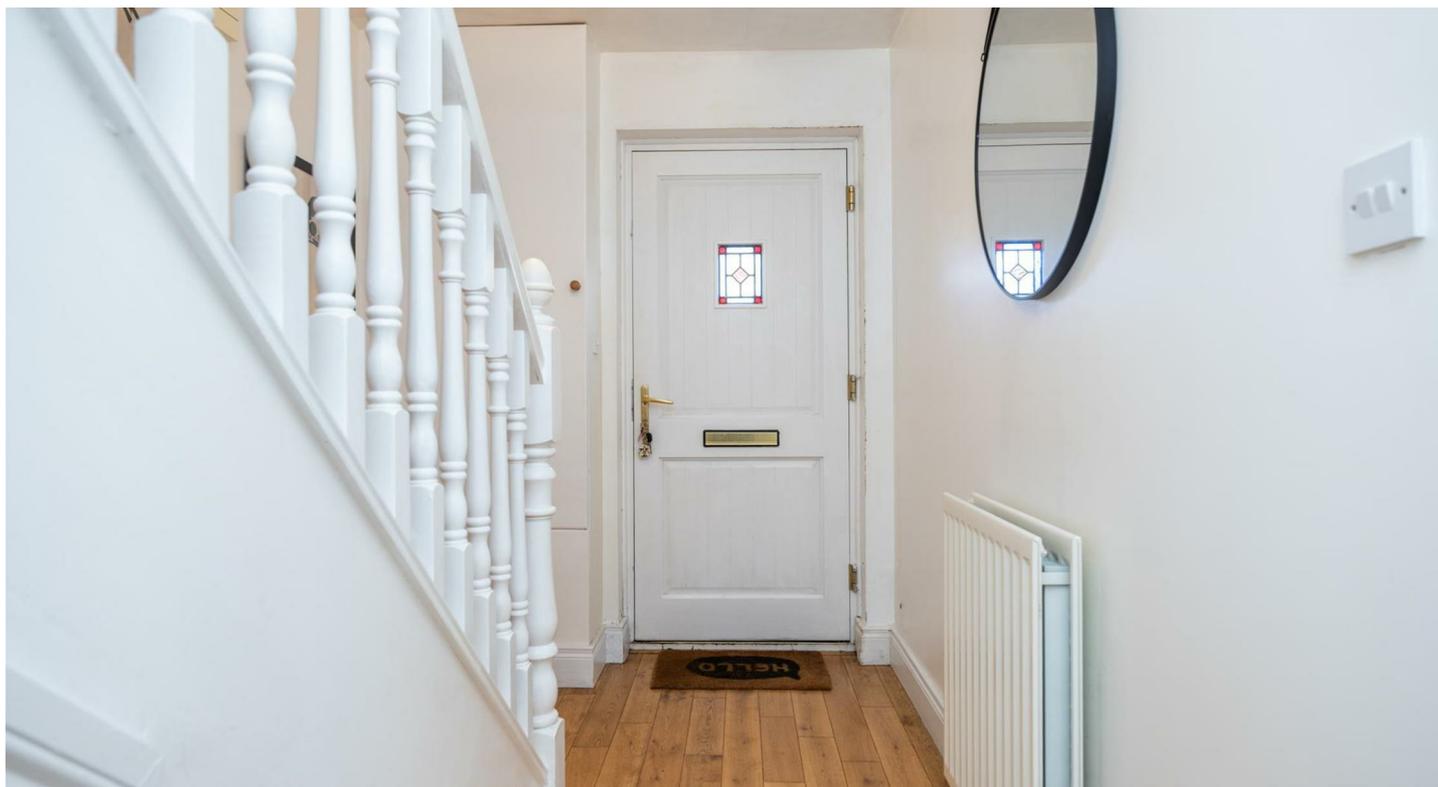
OFFERS AROUND £199,950

Discover this exceptional three-bedroom townhouse set in the heart of the picturesque village of Killyleagh, just 40 minutes from Belfast. Perfectly positioned on the waterfront, this home enjoys uninterrupted rear views across Strangford Lough, one of Northern Ireland's most celebrated Areas of Outstanding Natural Beauty.

The property benefits from Three well-proportioned bedrooms, Master bedroom with ensuite, Convenient downstairs cloakroom, Bright open-plan kitchen / living / dining area and access to a private rear garden with The River Dibney flowing just beyond the garden boundary.

The open plan living area creates a welcoming heart to the home ideal for entertaining or simply relaxing while enjoying the ever-changing waterscape.

Situated within walking distance of the historic Killyleagh Castle and local village amenities, the property offers both charm and convenience. For lovers of the outdoors, the scenic trails and coastal beauty of Delamont Country Park are only a short drive away.



At a glance:

- Mid Terrace Home
- Three Bedrooms
- Strangford Lough views
- Open plan Kitchen/Living/Dining
- Master ensuite
- Rear Paved area

Entrance Hall

Stairs, Solid wooden flooring. door to:

Kitchen/ Living/ Dining area

25'2" x 19'3"

High and low level units with integrated oven and gas hob with extractor fan. Recess for washing machine, dishwasher, fridge and freezer. 1 1/2 sink unit. Solid wooden flooring. Gas fire with floating mantle. Two windows to rear, window to front, door to:

Store

Landing

Solid wooden flooring. Door.

Bathroom

White panelled bath, low flush w.c., wash hand basin, Tiled at splash back. Tiled floor. Window to front, door to:

Bedroom 1

12'4" x 10'9"

Solid wooden floor. Window to rear, door to:

En-suite

Fully tiled shower cubicle with wall shower, wash hand basin and low flush w.c. tiled floor.

Hotpress

3'3" x 2'8"

Bedroom 2

8'10" x 12'2"

Wooden flooring. Window to front, door to:

Bedroom 3

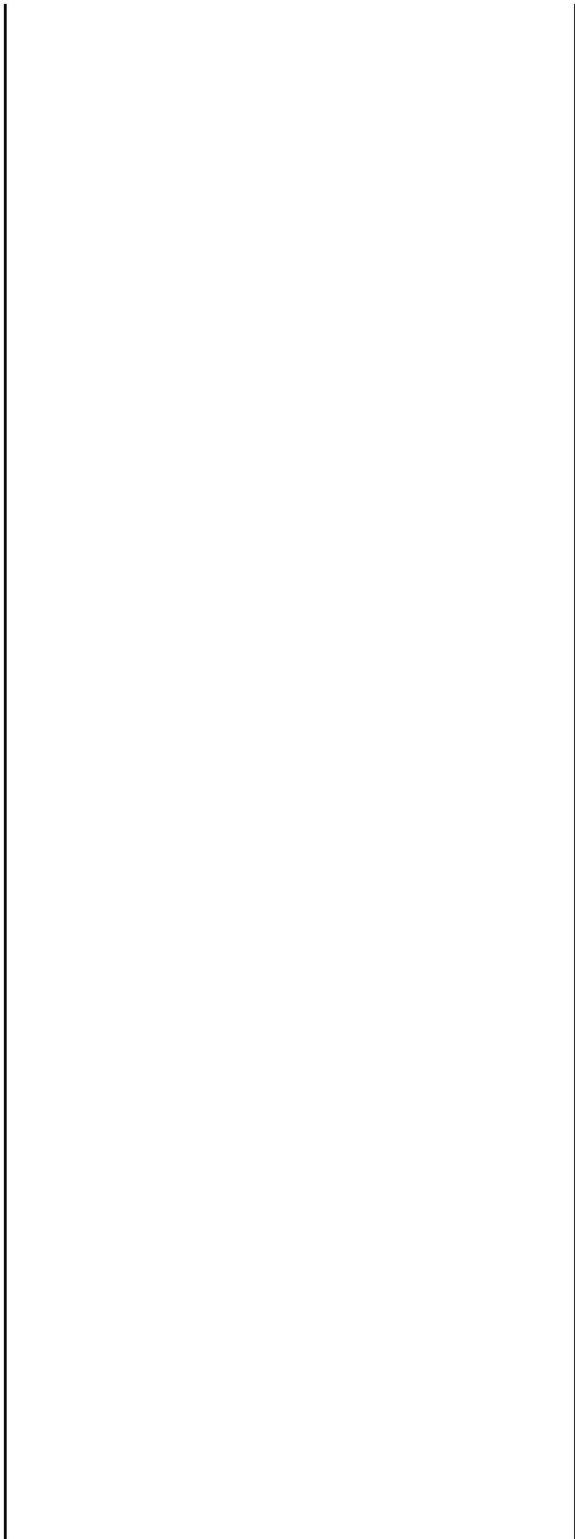
9'0" x 7'9"

Wooden flooring. Window to rear, door to:

Outside

Off street parking to the front with enclosed rear paved area with views over Strangford Lough.











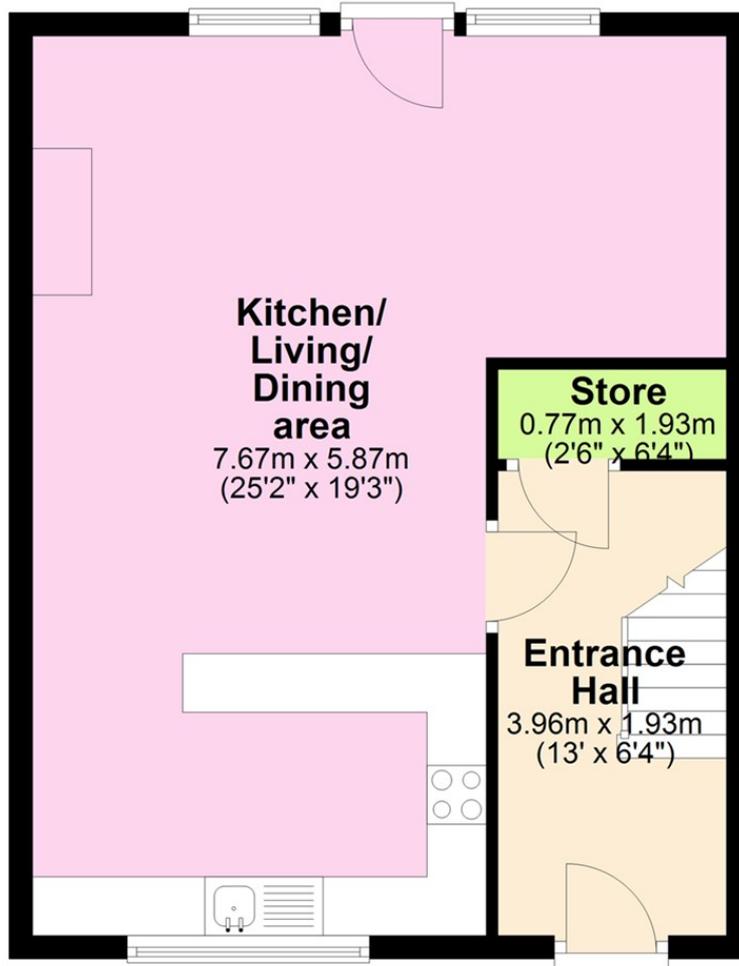






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

RENTAL DIVISION
028 9070 1000

PRS Property
Redress
Scheme

OFT
Approved code

Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas
©Ulster Property Sales is a Registered Trademark