



19 Derryboy Road, Killinchy, BT23 6TP
Detached Cottage with Grounds Extending to Approx 4 Acres - £155,000



19 Derryboy Road, Killinchy, BT23 6TP

Detached Cottage and Outbuildings - £155,000

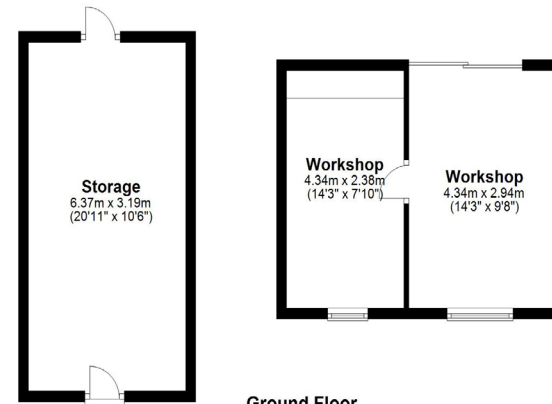
Less than eight miles from Comber and only two and a half miles from Killinchy/Balloo, this Detached Cottage is set in idyllic country surroundings yet is convenient to most amenities. The property offers enormous potential for renovation, extension or replacement (subject to approvals).

Key Features

- Detached Cottage and Outbuildings
- Grounds Extending to Approximately 4 Acres
- Requires Substantial Renovation
- Potential Building Site on the Basis of Replacement (Subject to Approval)
- Lounge & Kitchen
- Two Bedrooms & Shower Room
- Oil Fired Central Heating (Not Tested)
- Two Stores & Parking Areas

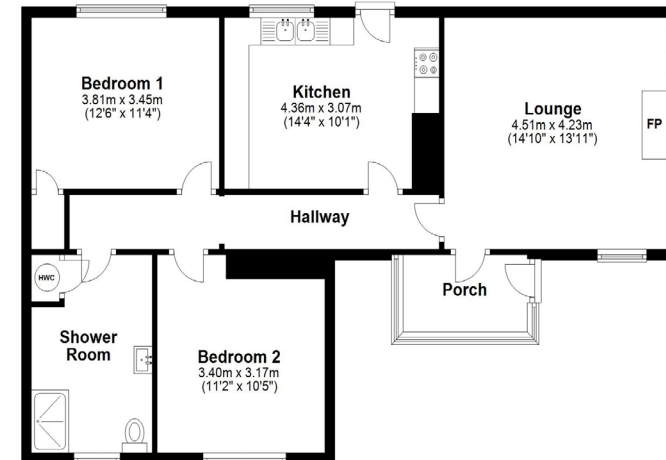
We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The reseller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fitting, and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.

Floor Plans



Ground Floor

Approx. 92.0 sq. metres (990.0 sq. feet)



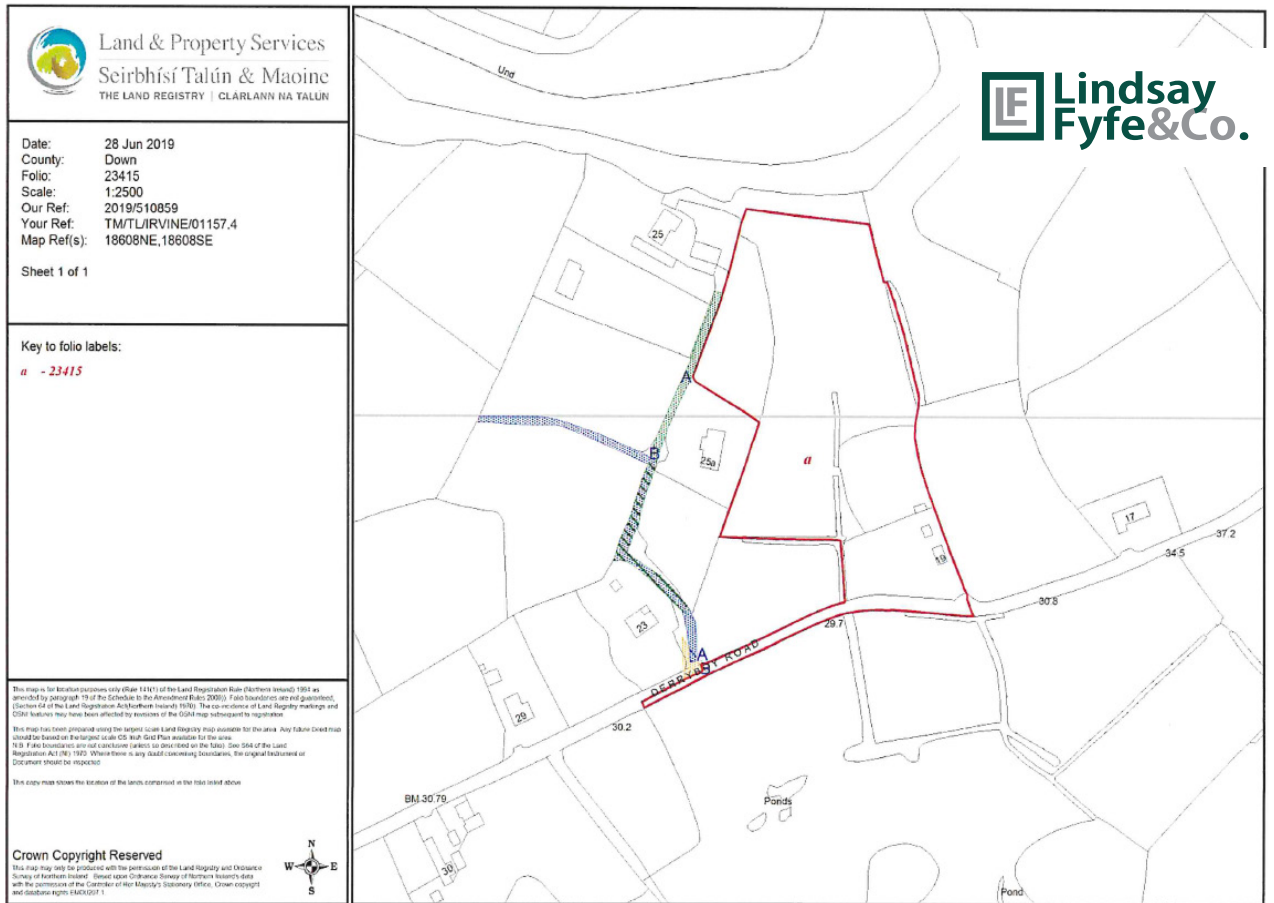
Total area: approx. 92.0 sq. metres (990.0 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

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www.lindsayfyfe.co.uk





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Killinchy, BT23 6TP

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	52	53
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Office Information

Newtownards office
74 High Street, Newtownards, BT23 7HZ
028 9181 3808
ards@lindsayfyfe.co.uk

Comber office
2 The Square, Comber, BT23 5DT
028 9187 1787
comber@lindsayfyfe.co.uk

