



Set in a prime position overlooking the ever-changing waters of Strangford Lough, this beautifully presented first-floor apartment offers a rare opportunity to enjoy coastal living at its finest. With uninterrupted views and a peaceful setting, it's an ideal choice for those seeking a stylish holiday retreat, a low-maintenance home, or a place to downsize without compromising on space or surroundings.

Inside, the apartment is bright and well-proportioned throughout. The open-plan kitchen, dining and living area is a real highlight – designed for comfort and functionality, while taking full advantage of the stunning outlook. Glass doors open onto a private balcony, offering the perfect spot to relax and take in the views. Two generous double bedrooms provide flexible accommodation, served by a modern, well-finished bathroom suite.

Further benefits include uPVC double glazing, gas-fired central heating, lift access, and designated off-street parking. Located just a short stroll from Killyleagh's charming village centre, with its independent shops, cafes, and historic harbour, this is a fantastic opportunity to enjoy a relaxed lifestyle in a truly special location.

Contact us today to arrange a private viewing.

**Offers Over  
£185,000**

48 The Quay,  
Killyleagh,  
BT30 9GB

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Viewing by  
appointment  
through agent  
028 9042 4747

- Stunning first-floor apartment with beautifully presented interiors
- Uninterrupted, panoramic views over Strangford Lough
- Ideal as a holiday retreat or for those looking to downsize in style
- Two spacious double bedrooms
- Contemporary bathroom suite
- Open-plan kitchen, dining and living area – perfect for modern living
- Private balcony with breathtaking views across the Lough
- uPVC double glazing and gas-fired central heating
- Lift access and designated off-street parking
- Immaculate condition throughout – move-in ready
- Short walk to Killyleagh village and its excellent local amenities

The Property Comprises:

Lift and stair access to . . .

### First Floor

Wooden front door to . . .

ENTRANCE HALL: Carpeted. Linen and cloaks cupboard.

LIVING/DINING AREA: 20' 4" x 14' 5" (6.2m x 4.4m)

Double doors to balcony with extraordinary views over Strangford Lough, low voltage spotlights.

KITCHEN: 13' 9" x 9' 2" (4.2m x 2.8m) Excellent range of high and low level units, 1.5 bowl stainless steel sink unit with chrome mixer tap, integrated Bosch dishwasher, CDA electric oven with gas hob and extractor fan above, integrated fridge and freezer, gas fired boiler, original sheet vinyl flooring.





BEDROOM (1): 13' 5" x 11' 6" (4.1m x 3.5m)

Overlooking courtyard.

BATHROOM: Low flush wc, wash hand basin with mixer tap, bath with overhead shower attachment, fully tiled shower enclosure, low voltage spotlights.

BEDROOM (2): 13' 5" x 7' 7" (4.1m x 2.3m) Outlook over courtyard.

Management company

Flat Management Services Ltd.

Management Fee: Currently £850 per annum.

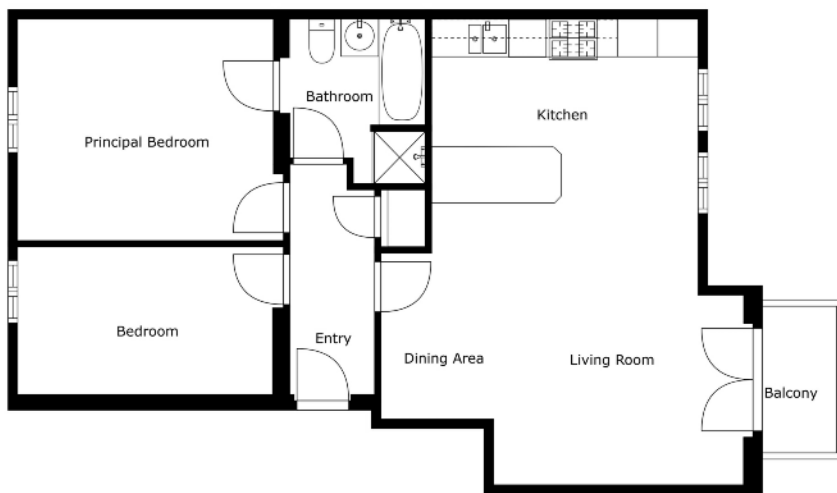
Increasing to £1,100 per annum for this coming year.



Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Location:

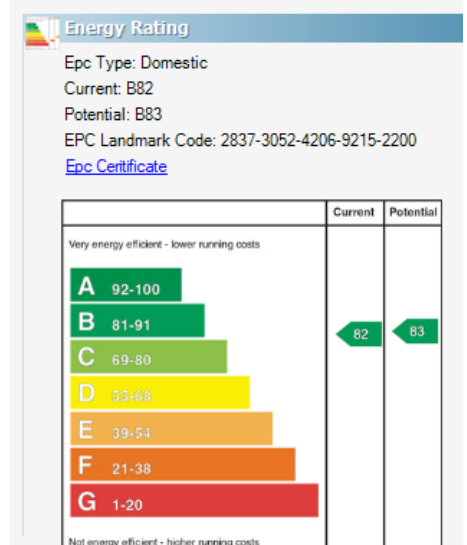
Travelling from Downpatrick on the A22 turn right into Shore Street in the centre of Killyleagh. Follow the road down to the end and turn right into The Quay. Number 48 is at the top end of the development.



Sizes And Dimensions Are Approximate. Actual May Vary.



North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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