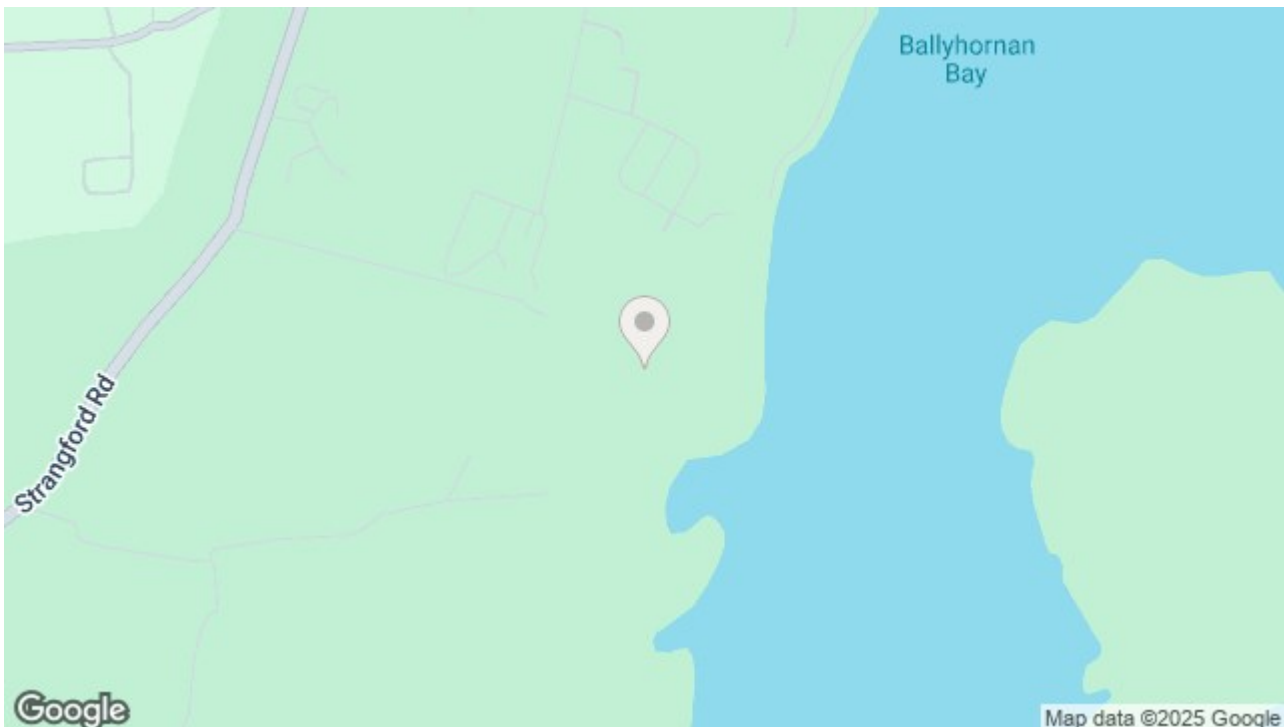




15 KILLARD SQUARE, BALLYHORNAN, DOWNPATRICK, BT30 7PW



ASKING PRICE £159,950



Looking to live within short walking distance to the beach and the beautiful County Down coastline? This three bedroomed property may be just what you are looking for as an ideal family home or as a holiday hideaway. It has added benefit of being located about 100 yards from stunning views overlooking the sea and coast. The property offers three double bedrooms with one ensuite, family sized bathroom, living/ kitchen/ dining area with multi fuel stove and newly fitted kitchen, garage and further enhanced by double glazing and oil fired heating.

The property is only a short drive to Strangford, Ardglass and Downpatrick with schools, shops and amenities.

Due to the location of this property this will only be suitable for a cash purchaser.



## At a glance:

- Detached bungalow
- Kitchen/ living/ dining area
- Family bathroom
- Well presented
- Close to the beach
- Three bedrooms
- Master bedroom ensuite
- Beautifully presented
- Great location
- Cash buyers only

### Entrance Hall

3'1" x 22'6"

Pvc front door to entrance hall with tiled floor and store cupboards.

### Kitchen/ Living/ Dining area

23'9" x 17'8"

Large kitchen/ living dining area with tiled flooring and patio door to rear.

Kitchen has a range of high and low level unit including sink unit, integrated oven, hob, fridge freezer and dishwasher. Tiled splash back.

Living area with wood burning stove

### Bedroom 1

13'1" x 14'0"

Front facing bedroom with ensuite.

### En-suite

9'8" x 2'9"

White suite comprising low flush w.c, wash hand basin and shower cubicle. Heated towel rail.

### Bedroom 2

9'10" x 17'3"

Rear facing bedroom.

### Bedroom 3

9'10" x 17'8"

Rear facing bedroom.

### Bathroom

Suite comprising low flush w.c, panel bath with overhead shower and wash hand basin. Fully tiled.

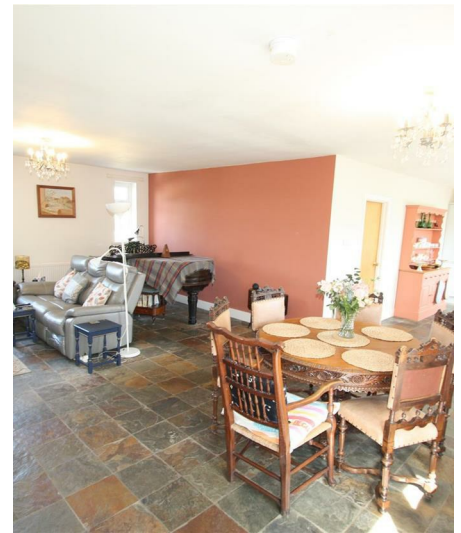
### Garage

Utility area plumbed for washing machine and tumble dryer. Roller door.

### Outside

To the front is a well presented garden laid out in lawn with a patio area and off street parking.

To the rear is a patio area with stoned paths and artificial grass.






























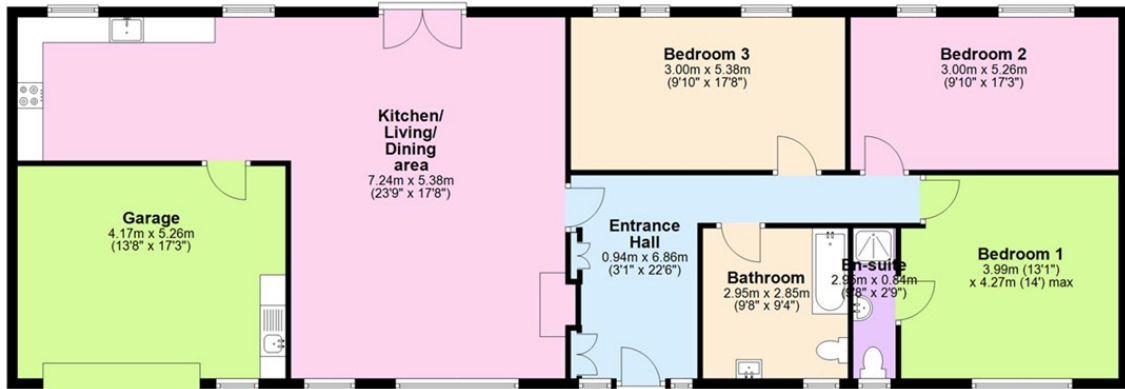






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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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