





ULSTER PROPERTY SALES

UPS

| Energy Efficiency Rating | |
|-------------------------------------|-----------|
| Current | Potential |
| The image reflects your energy code | |
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |

Northern Ireland

18 Killard Square, Downpatrick, BT30 7PW

Offers Around £109,990

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Situated within easy walking distance to Ballyhornan beach this property is ideal for a holiday home or main residence. The property has flexible accommodation and has currently Living area, Lounge, Sitting room, Kitchen with dining area and formal dining room with two bedrooms and bathroom. There is ample off street parking and garage. Gardens are laid in lawn and mature shrubs. Only a short commute to Ardglass, Downpatrick and Strangford with coastal walks and leisure activities. Due to the location of this property this will only be suitable for a cash purchaser.



Entrance Porch**14'07 x 6'08**

Door to:

Living Room**23'07 x 17'02**

Large reception room with double aspect views.

Cloakroom

White low flush w.c., and pedestal wash hand basin.

Hallway**Lounge****17'08 x 9'10**

Multi fuel stove on tiled hearth.

Bedroom One**13'11 x 9'07**

Rear facing.

Living Room**22'01 x 9'07**

Feature raised fireplace with feature brick.

Bathroom

Panelled bath, low flush w.c, pedestal wash hand basin, shower cubicle with electric shower. Tiled at splashback.

Bedroom Two**13'01 x 10'0**

Front facing.

Kitchen/Dining area**17'06 x 10'0**

High and low level units with integrated electric oven and hob with 1 1/2 stainless steel

sink unit. Recess for washing machine. Tiled at splashback. Tiled floor.

Dining room/Bedroom**19'09 x 9'08**

Access to garden and rear of property. Could be used as formal dining room or bedroom.

Storage Room**10'0 x 5'10**

Oil fired boiler.

Detached Garage**16'02 x 10'08**

Roller door. Power and light.

Outside

Gardens in lawn with mature shrubs and bedding with ample parking to the rear. Within easy access to Ballyhornan beach.







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

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

Unit 7 49-51 Market Street
Downpatrick
County Down
BT30 6LR

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515