

ULSTER PROPERTY SALES

UPS

**BALLYNAHINCH BRANCH**

2 Main Street, Ballynahinch, County  
Down, BT24 8DN

0289 756 1155

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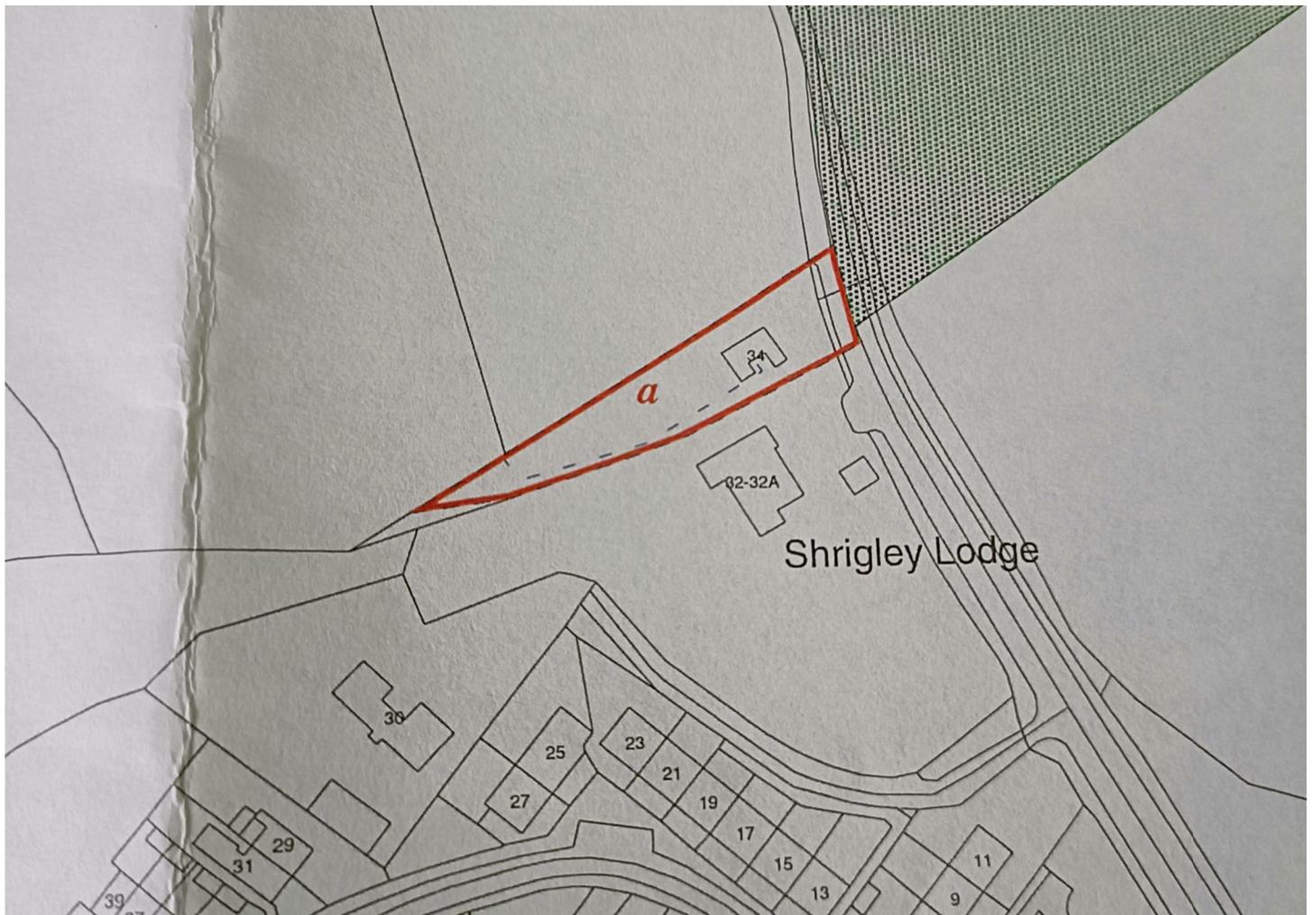
NETWORK STRENGTH – LOCAL KNOWLEDGE



**34 CLEA LOUGH ROAD, KILLYLEAGH,  
DOWNPATRICK, BT30 9SY**

**OFFERS AROUND £115,000**

We are pleased to offer for sale this development site on the outskirts of Killyleagh in Shrigley. The property itself is thought to be beyond repair, but should form the basis for a replacement dwelling subject to planning. The site extends to approximately 0.4 acres and is within the development limit of Shrigley so multiple development may be a possibility subject to planning. This property is priced to sell, and with various opportunities available early viewing is a must.



## Key Features

- Development potential
- Inside development limit
- Popular location
- Circa 0.4 acres
- Possible replacement dwelling
- Spacious site











## Energy Efficiency Rating

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

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 0289 756 1155.

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  
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 9070 1000



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