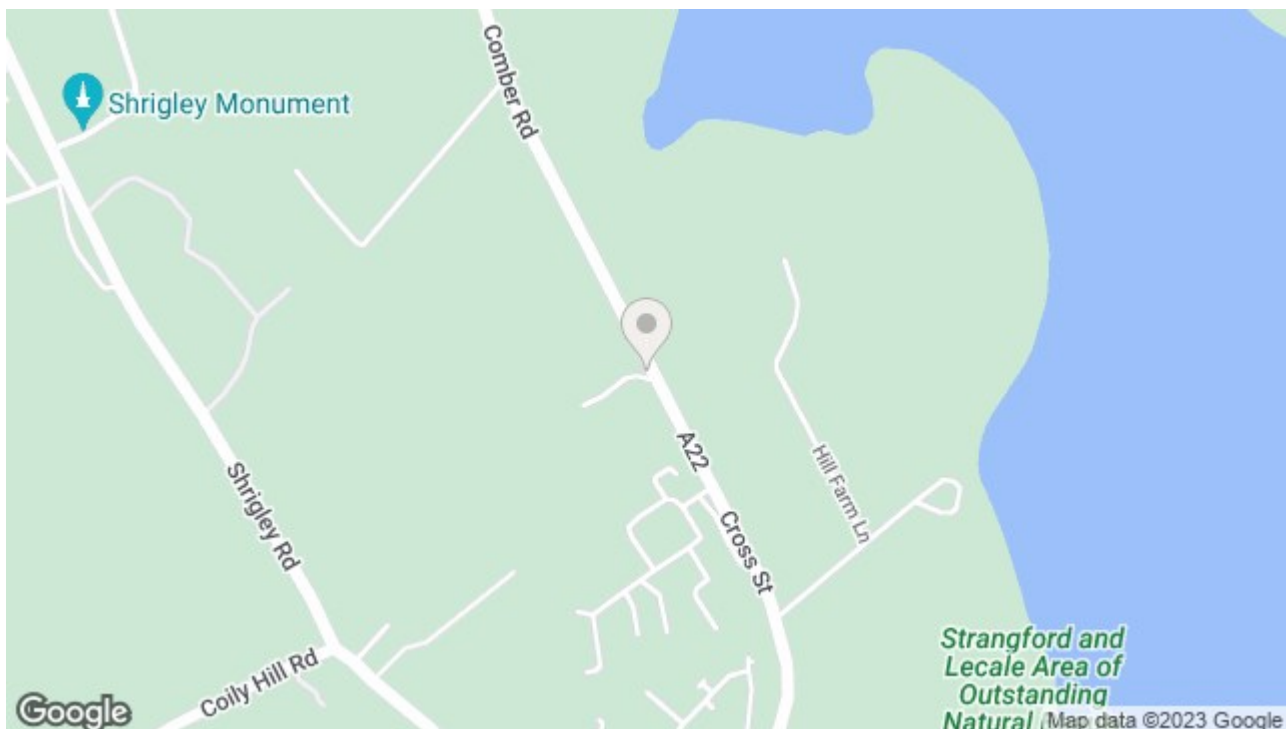




8 COMBER ROAD, KILLYLEAGH, DOWNPATRICK, BT30 9QZ



OFFERS AROUND £250,000

We are pleased to offer for sale this well presented detached bungalow on the Comber Road on the outskirts of Killyleagh. Set on a large mature site this property is sure to appeal to many, with its close proximity to the village and the elevated site. The property comprises entrance hall, large living room with dining area, kitchen with dining area through to a utility area. three bedrooms and family bathroom. The property is set on a large spacious elevated site with gardens to the front and rear and sea views at certain times of the year, when the leaves are off the trees. The property further benefits from a large garage, various outbuilding, a green house and a pigeon loft, and may have some development potential (subject to planning). Rarely do bungalows with so much outspace and an elevated site come for sale so close to the local amenities so early viewing is advised.



At a glance:

- Detached Bungalow
- 3 Bedrooms
- Family Bathroom
- Stunning Gardens with mature trees
- Private & mature Site of approx. 2 Acres
- 2 Reception Rooms
- Kitchen with Utility Room
- Outbuildings

Entrance porch

3'5" x 5'10"

Glazed front door entrance porch.

Entrance Hall

3'7" x 6'7"

Glazed door to spacious entrance hall. Hotpress and store cupboard.

Living/ Dining room

22'9" x 12'8"

Bright spacious living room with cornicing and feature fireplace. Bay window with fantastic views.

Kitchen/Dining Room

7'7" x 12'10"

A range of high and low level units including integrated oven and hob, open plan through to:

Utility Area

5'4" x 8'1"

Range of low level units including sink unit and space for washing machine. Door to rear.

Bedroom 1

11'4" x 10'8"

Rear facing bedroom with built in wardrobes.

Bedroom 2

11'0" x 14'2"

Front facing bedroom.

Bathroom

6'7" x 6'5"

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

Bedroom 3

10'2" x 11'4"

Front facing bedroom currently used as a sitting room.

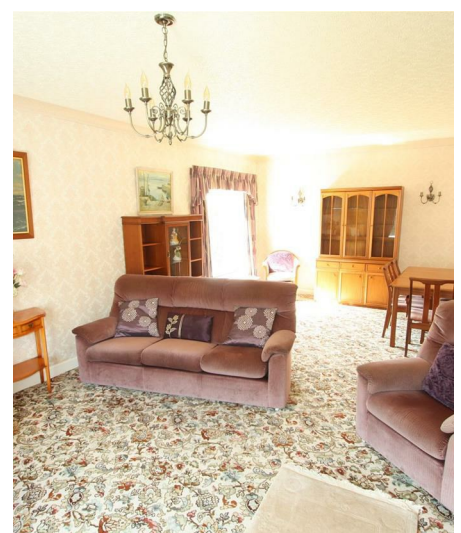
Garage

18'7" x 11'0"

Electric roller door and three stores to the side. all 6'4 x 6'0.

Outside

The property is approached by a sweeping driveway with large garden to the front and rear, mature plantings and flower beds, Outhouses, green house and a pigeon loft. The property also has partial sea views.



















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	42	
(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 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.

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