

Tim Martin
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**25a The Old Mill
Killyleagh
BT30 9GY**

**Offers Around
£69,950**

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SUMMARY

A well presented first floor apartment, located in the ever popular Old Mill development and within walking distance of Killyleagh village.

Perfect for the first time buyer, young couple or investor, the apartment is fitted with uPVC double glazing and electric heating and boasts a superb open plan kitchen, living and dining area with a modern fitted kitchen and integrated appliances, one spacious bedroom and bathroom, fitted with a modern white suite.

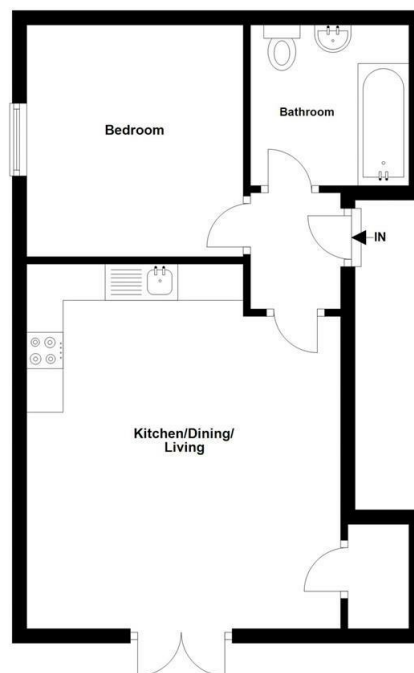
Many amenities within Killyleagh village are easily accessible as too is public transport allowing for a convenient commute to Belfast, Downpatrick and Newtownards. Delamont Country Park and Strangford Lough are only a short distance away for those looking outdoor pursuits!

This is a fantastic opportunity for the first time buyer to make an affordable move onto the property ladder.

- Well Presented First Floor Apartment Within The Old Mill Development
- Open Plan Kitchen, Living And Dining Area With uPVC Doors To Juliette Balcony
- Modern Fitted Kitchen With Integrated Appliances
- One Spacious Bedroom
- Bathroom With A Modern White Suite
- uPVC Double Glazing And Electric Heating
- Excellent Parking Area
- Within Walking Distance To Killyleagh Village, Public Transport And Strangford Lough
- Perfect For The First Time Buyer, Young Couple Or Investor
- Convenient Commute To Downpatrick, Newtownards And Belfast

First Floor Apartment

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 39.3 sq. metres (423.3 sq. feet)

Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

25a The Old Mill, Killyleagh

Communal Entrance Leading To First Floor

Entrance Hall

Tiled floor; access to roofspace.

Open Plan Kitchen / Dining 16'5 x 14'0 (5.00m x 4.27m)

(Max Measurements)

Good range of modern wood laminate high and low level cupboards and drawers incorporating 1½ twin stainless steel sink unit with mixer taps; integrate Logik electric under oven with 4 ring electric hob; extractor hood over; space for fridge freezer; integrated washing machine; formica worktops; tiled splashback; recessed spotlights; wood laminate floor; glazed upvc double doors to Juliet balcony; hotpress with Megaflo hot water tank.

Bedroom 1 10'7 x 9'9 (3.23m x 2.97m)

Bathroom 7'1 x 7'0 (2.16m x 2.13m)

(Max Measurements)

Modern white suite comprising panel bath with mixer taps; Mira Go electric shower unit with wall mounted telephone shower attachment; pedestal wash hand basin with mono mixer taps; close coupled wc; part tiled walls; recessed spotlights; extractor fan.

Outside

Parking area.

Asking Price

Offers Around £69,950

Capital / Rateable Value

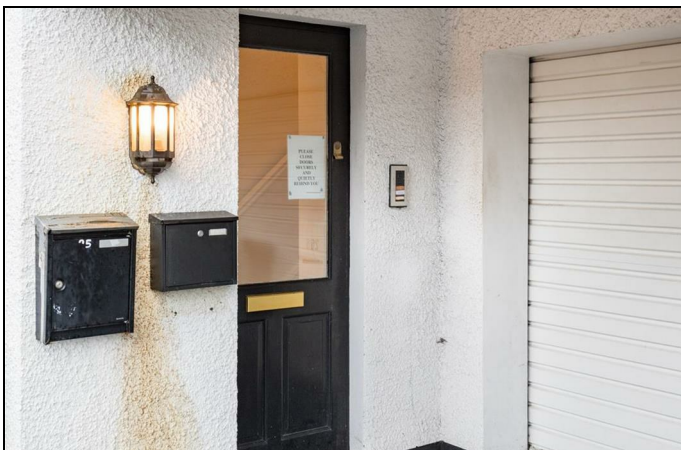
£70.000. Rates payable = £647.01 per annum (approx)

Management Charges





£180 Per Quarter - Cost to include maintenance of common areas, buildings insurance etc.

Viewing

By Appointment With The Agent





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

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18 Main Street, Saintfield, BT24 7AA
T 028 97 568300

Comber
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

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