



11 Church Hill , Killyleagh, BT30 9QR

Set in the charming village of Killyleagh, within sight of Killyleagh Castle, St John The Evangelist Church and within walking distance of Strangford Lough, this end of terrace property offers an excellent investment opportunity or first time buy.

The property offers an open plan lounge/diner with multi fuel stove and a kitchen with uPVC double glazed door to rear courtyard. The first floor offers a modern bathroom and 3 well proportioned bedrooms. It benefits from uPVC double glazing and oil fired central heating and nice touches such as the door latches on internal doors.

The property is currently vacant and might benefit from a little TLC but it has "good bones" and would make an excellent home with little additional expense.

Offers Around £125,000

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, Killyleagh, BT30 9QR



- End terrace property
- Open plan lounge/diner
- Private rear courtyard
- 3 bedrooms
- Multi fuel stove
- uPVC double glazing
- Modern bathroom
- Kitchen
- Oil fired central heating

Entrance

Porch

4x3'3 (1.22mx0.99m)

Lounge/diner

17'10x14'10 (5.44mx4.52m)

Kitchen

12'9x9'4 (3.89mx2.84m)

Landing

Bathroom

8'2x5'10 (2.49mx1.78m)

Bedroom 1

14'10x8'9 (4.52mx2.67m)

Bedroom 2

9'5x8'7 (2.87mx2.62m)

Bedroom 3

9'3x7'5 (2.82mx2.26m)

Outside

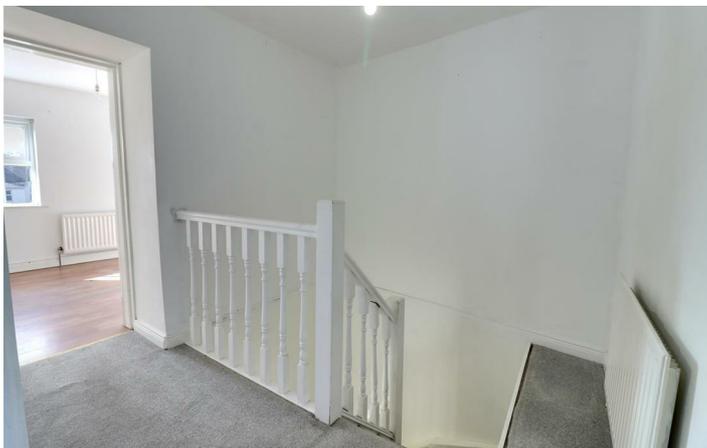
Tenure

Property misdescriptions



Directions

Travelling into Killyleagh from Comber turn left into Church Hill.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland				Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			