



## 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 a 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.

NB. Please see our "Buyers note" for information regarding the semi derelict properties opposite.

**Offers Around £125,000**

# 11 Church Hill

, Killyleagh, BT30 9QR



- End terrace property
- Open plan lounge/diner
- Private rear courtyard
- Ideal first time buy or buy to let
- 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

## Buyers Note

## Tenure

## Property misdescriptions



## Directions

Travelling into Killyleagh from Comber turn left into Church Hill.





Floor Plan



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