



4 Grove Park

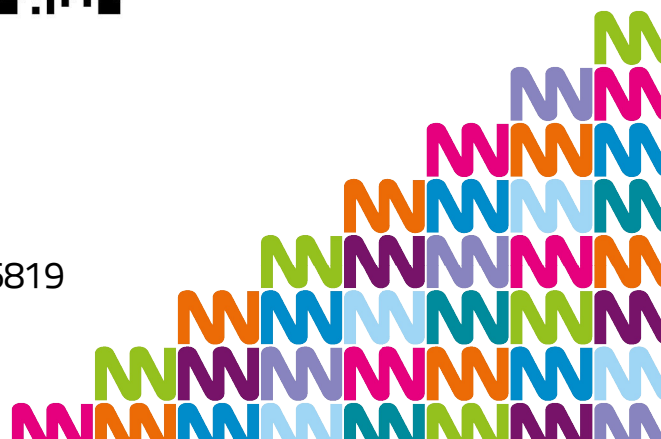
Killyleagh
BT30 9RR

Offers In The Region
Of £139,950

- Semi-Detached 3 Bed Home
- Modern Kitchen
- Generous Sized Living Area
- Feature Fireplace
- 2 Double Bedrooms & 1 Single
- Family Bathroom
- Easily Maintained Front & Back Garden
- Conveniently Located Close to Local Amenities
- Contact Aoibheann to view on 07710308955
- For Financial Advice Contact Donnan on 07545576819



Energy Efficiency Rating		
	Current	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		





We are most pleased to welcome on to the sales market this beautiful semi detached property just off the Donwpatrick Road in Killyleagh. This property would make the perfect first time buyers house, or investment property.

The property has a lovely easily maintained front and back garden, with 3 bed rooms, a modern kitchen and a lovely cosy living room. Everything you need to make a cosy family home.

We recommend early viewing, as this property is sure to be snapped up quickly - you can contact Aoibheann on 07710308955 to arrange.

Accommodation

The accommodation boasts 3 bedrooms, 2 doubles (with built in storage), and 1 single bedroom. There is a beautiful modern kitchen, with a stunning Belfast style sink. There is a generous living area with an open fire. and also a family bathroom on the first floor.

Gardens

There is a lovely mature gardens to the front and back of this property - easily maintained with a little TLC, and perfect for entertaining during the summer.

Area

This is the perfect location, as it is on the outskirts of Killyleagh, however close enough to be in walking distance to all local amenities.

Viewing

Early Viewing is recommended, contact Aoibheann on 07710308955 to arrange, or email sales@quinnestateagents.com

Financial Advice

We are most pleased to recommend Donnan Ritchie from Ritchie McLean Mortgage Solutions for all your financial needs, you can contact him on 07545576819 or via email on Donnan@ritchiemclean.co.uk



For any enquiry relating to this property, please contact

Aoibheann Dagens

aoibheann@quinnestateagents.com
07710308955

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



4 Grove Park, Killyleagh

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

QUINN
Estate Agents

quinnestateagents.com