



## 11 Inishbeg

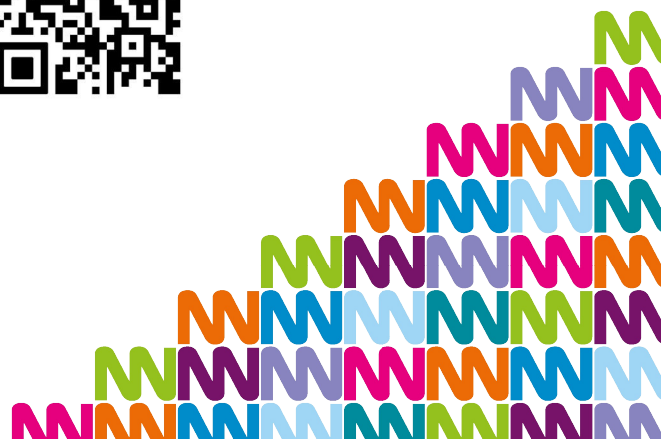
Killyleagh  
BT30 9TR

Offers In The Region Of  
£265,000

- Detached Bungalow On Elevated Site
- Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Conservatory
- Family Room or 4th Bedroom with En-Suite
- Three Double Bedrooms with Built in Storage
- Garage & Utility Area
- Highly Sought After Neighbourhood
- Oil Fired Central Heating
- Easily Maintained Outdoor Areas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







This detached bungalow with superb views of the Strangford Lough is situated on an elevated site in the highly desirable Inishbeg area of Killyleagh, and offers adaptable accommodation, perfect for a variety of lifestyles.

Nestled within an easily maintained garden, the property boasts an array of shrubs and plants, creating a welcoming and picturesque outdoor space.

Its versatile interior, coupled with the enchanting garden, makes it an ideal home for those seeking comfort and tranquillity in a highly sought-after location.

## ACCOMMODATION

Boasting flexible accommodation, this bungalow comprises generous living room extending to the open plan kitchen and dining area and on to the rear conservatory, with family bathroom and separate shower, three double bedrooms all with built in storage and another adaptable room with en-suite facilities, currently used as a family room.

## OUTSIDE

Externally the property is enhanced with off road parking via two entrances, with a spacious tarmac area with access to the detached garage at the rear and off road parking and an easily maintained lawn and shrubbery to the front.

## MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick branch.

## ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
07703 612 257

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

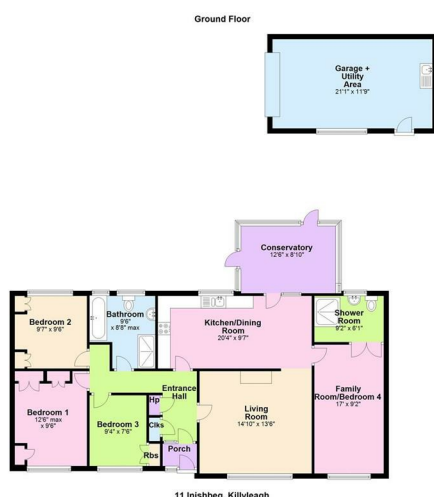
15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



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.

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Estate Agents

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