



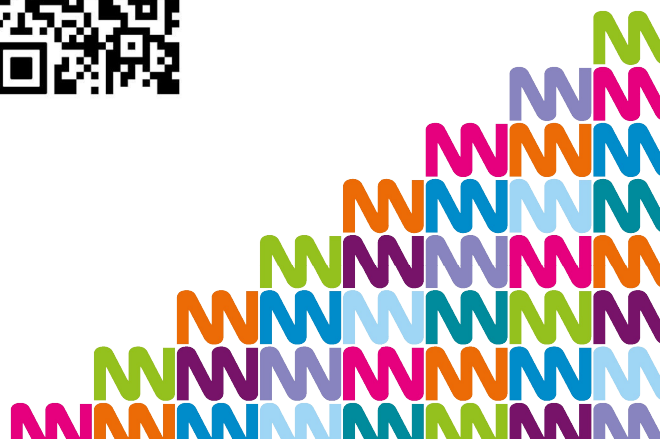
54 Comber Road
Killyleagh
BT30 9PA

**Offers In The Region Of
£169,950**

- Renovated Detached Bungalow
- Three Bedrooms
- Modern Kitchen
- Double Aspect Lounge with Stove
- Bathroom
- Oil Fired Central Heating
- Detached Garage & Store
- Ample Off Road Parking
- Extensive Garden & Entertaining Area
- Early Viewing Encouraged



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		





This charming former labourer's cottage has been lovingly restored into a beautiful and inviting home, blending timeless character with modern comfort.

Set on an expansive site outside Killyleagh in the townland of Toye towards Killinchy, the property enjoys generous outdoor space, perfect for gardening, relaxation, or future possibilities.

Its warm, welcoming interiors and thoughtful renovations retain the cottage's original charm while offering all the conveniences of contemporary living.

ACCOMMODATION

The accommodation comprises entrance porch leading to the double aspect lounge with stove, kitchen, bathroom and three bedrooms.

OUTSIDE

The entrance leads to the detached garage, offers ample parking and extensive lawns, raised beds, fruit trees and a wild flower section with added private entertaining area to catch the afternoon/evening sun!

MORTGAGE ADVICE

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

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

Ballynahinch Branch

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Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

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Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
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028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
028 9081 2422

General Enquiries

downpatrick@quinnestateagents.com



54 Comber Road, 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.

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