



39 The Old Mill, Killyleagh, BT30 9GY

Asking price £160,000

MCCARTHY SALES AND LETTINGS is pleased to present this three-bedroom townhouse in a convenient location in Killyleagh.

The property includes a spacious reception room with open fire, three well-proportioned bedrooms (including master with ensuite), mezzanine room, ground floor WC and family bathroom. The integrated garage provides additional storage or parking. Situated close to local amenities, this home offers a practical layout suitable for a range of buyers.

PLEASE NOTE: Interested parties should conduct their own inspections and enquiries before making any transactional decisions.

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- Three Bedroom Townhouse
- Off Street Parking
- Integrated Garage
- Oil Central Heating
- Bedroom With Ensuite
- Close Proximity To Town Amenities

GROUND FLOOR

Kitchen

17'04 x 10'1 (5.28m x 3.07m)

Range of high/low units. Sliding patio doors leading to enclosed rear garden.

Garage

15'8 x 10'1 (4.78m x 3.07m)

Integrated garage with roller shutter door

WC

Low flush WC with pedestal wash basin

FIRST FLOOR

Living Room

15'3 x 13'5 (4.65m x 4.09m)

Open fire

Bedroom One (Ensuite)

12'5 x 10'5 (3.78m x 3.18m)

Includes ensuite with low flush WC, pedestal wash basin and electric shower

SECOND FLOOR

Bedroom Two

10'00 x 7'1 (3.05m x 2.16m)

Bedroom Three

9'2 x 6'1 (2.79m x 1.85m)

Mezzanine

10'2 x 5'5 (3.10m x 1.65m)

Overlooks living room. Could be used as office space of loft-style bedroom.

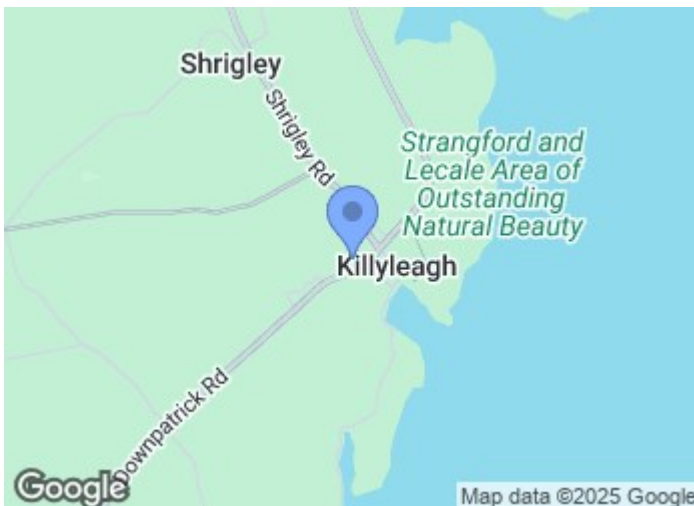
OUTSIDE

Driveway to the front. Enclosed rear garden.

Family Bathroom


9'3 x 6'1 (2.82m x 1.85m)


Low flush WC, pedestal wash basin, bath with overhead shower



Tel: 02844898048



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		
EU Directive 2002/91/EC 		
Northern Ireland		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		
Northern Ireland		

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