



## 39 The Old Mill, Killyleagh, BT30 9GY

### Asking price £150,000

We are acting in the sale of the above property and have received an offer of £140,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

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.

# 39 The Old Mill, Killyleagh, BT30 9GY

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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

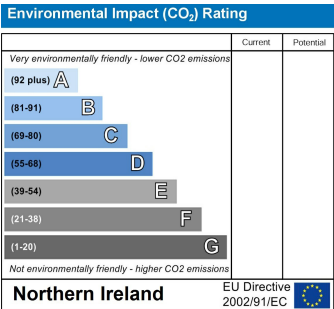
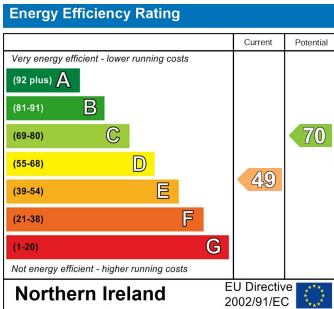
9'3 x 6'1 (2.82m x 1.85m)

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



Tel: 02844898048





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.