



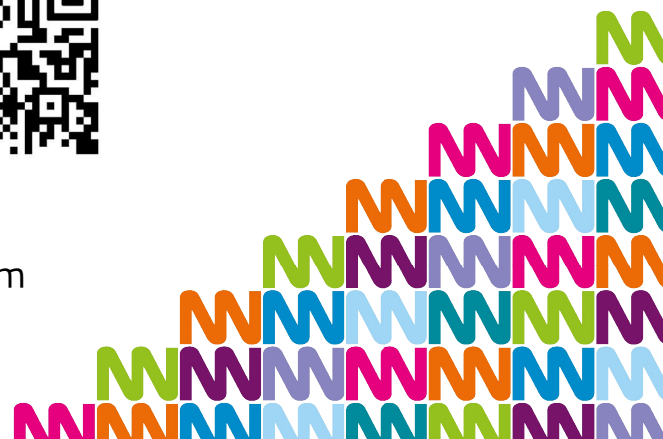
**15 The Anchorage**  
Killyleagh  
BT30 9UH

**Offers In The Region  
Of £219,950**

- Large Detached Home
- Four Spacious Bedrooms
- Ample Parking Space
- Enclosed Rear Garden
- Great Location
- Oil Fired Central Heating
- Ideal For Families
- Vibrant Lounge
- Call Aoibheann on 07710308955
- Alternatively Email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Located just off the Shore road in Killyleagh, this brilliant property is just a short walk from the scenic waterfront of the of Strangford Lough. Boasting ample accommodation, this four bedroom detached villa is complete to a high standard throughout and is conveniently located in the ever popular Anchorage development. The property situates on a mature, private site offering ample parking space and a generous enclosed garden to the rear of the property. The house is heated with oil and includes double glazed PVC windows throughout. Ideal for a growing family including two reception rooms, spacious kitchen/dining, utility, en-suite in the master bedroom and family bathroom. To arrange a private viewing of the property please call Aoibheann in our Downpatrick branch on 07710308955. Alternatively, please email all enquiries to [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

#### ACCOMODATION

The property offers ample parking facility to the front of the property and an enclosed, low maintenance garden to the rear. On the ground floor of the house offers a W.C, utility room, dining room, family lounge and kitchen. Moving to the first floor there are four excellent bedrooms including a master with ensuite, along with a main family bathroom.

#### LOCATION

Located just off the shore road in the sought after Anchorage development, the house is just minutes from seaside walking trails and boasts easy access to the centre of Killyleagh.

#### CONTACT

The sale of this property is looked after by Aoibheann from our Downpatrick branch. Carrie can be contacted on 07710308955 or by emailing [aobheann@quinnestateagents.com](mailto:aobheann@quinnestateagents.com)

#### MORTGAGE ADVICE

If you require financial advice to buy this property, we are more than happy to recommend Donnan Ritchie from Ritchie & McClean Mortgage Solutions. Donnan can be contacted on 07545576819



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
07703612257

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

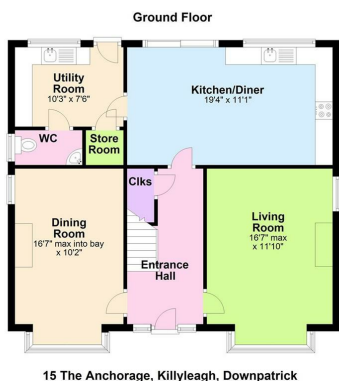
49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

[sales@quinnestateagents.com](mailto:sales@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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