



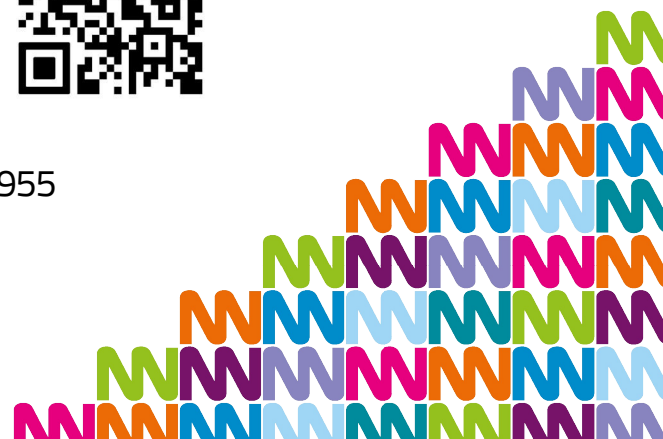
**9 Killard Square**  
Ballyhornan  
BT30 7PW

**Offers In The Region  
Of £140,000**

- Beautiful Detached Coastal Bungalow
- 4 Generous Bedrooms - 1 With En-Suite
- Family Bathroom With Separate Shower
- All Bedrooms Benefit From Built in Robes
- Large Kitchen with Pantry and Storage
- Open Plan Living Area & Dining Room
- Short Walk To Ballyhornan Beach
- uPVC Double Glazed Windows
- To View Contact Aoibheann to arrange on 07710308955
- Cash Buyers Only



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		43	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





We are most pleased to welcome on to the sales market this beautiful bungalow in Killard Square, in the beautiful seaside area of Ballyhornan. Only a short walk to the beautiful Ballyhornan beach, and also in the vicinity of Bishops Court race track. This would make a great property to invest in, especially for air b&b. It could also be the perfect summer home, if you are looking for a sea side retreat.

Situated in an area of outstanding natural beauty with walking trails showing off the rugged coastline & wildlife and within 4 miles of the amenities of Ardglass & 5½ of Strangford this home is worthy of viewing asap. Contact Aoibheann in our Downpatrick office to make a viewing.

### Entertaining Areas

On entry to this property there you are welcomed by a beautiful tiled floor to the right you will find an abundance of entertaining areas. There is a large kitchen with a pantry and storage just off it, not to mention an open plan dining room with patio doors and lounge area. The property also benefits from a utility area perfect for your washer/dryer.

### Living Quarters

This property boasts 4 large bedrooms, all of these properties benefit from built in storage one also has a good sized en-suite. The family bathroom is large, and benefits from a bath and separate shower.

### Outside Area

The outside comprises of an easily maintained lawn and also a paved patio area.

### Location

Situated in an area of outstanding natural beauty with walking trails showing off the rugged coastline & wildlife of Ballyhornan. This property also benefits from being within 4 miles radius of the amenities of Ardglass & 5½ of Strangford this home is worthy of viewing asap.

### Viewing

Early viewing is recommended on this property. Contact Aoibheann in our Downpatrick branch on 07710308955 to make an appointment.



For any enquiry relating to this property, please contact

**Aoibheann Dagens**

aoibheann@quinnestateagents.com  
07710308955

### 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



9 Killard Square, Ballyhornan

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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