



## **12 Kirkland Road, Killyleagh, BT30 9PQ**

**Asking price £189,950**

SIMPLE ABODE are delighted to welcome to the market this excellent extended three bedroom semi-detached bungalow with approx 1/4 acre field.

Comprising living room with open fire, modern kitchen, three bedrooms (all with built in storage), dining room extending into sunroom and family bathroom.

The exterior of this property, with it's excellent garden space and approx 1/4 acre field, is what sets it apart. The mature gardens have a private outlook and the driveway has parking space for multiple vehicles. Kirkland Road is located in a quiet country location and is within close proximity to Killyleagh, Downpatrick & Killinchy. A bus link is situated close by with regular service to Belfast and school routes.

Property benefits from oil fired central heating and double glazed windows throughout. Viewing strictly by appointment only.

# 12 Kirkland Road, Killyleagh, BT30 9PQ

Asking price £189,950



- Semi-Detached Bungalow
- South Facing Garden
- Garage
- Three Bedrooms
- 1/4 Acre (Approx) Field
- Extended
- Private Outlook

## Hallway

15'04 x 14'04 (4.67m x 4.37m)

L-shape hallway. Built in storage & hot press

## Living Room

12'06 x 10'11 (3.81m x 3.33m)

Open fire

## Kitchen

11'10 x 9'09 (3.61m x 2.97m)

High/low units. Space for dining.

## Bedroom One

10'08 x 10'05 (3.25m x 3.18m)

Built in storage

## Bedroom Two

11'11 x 10'04 (3.63m x 3.15m)

Built in storage

## Bedroom Three

9'07 x 8'00 (2.92m x 2.44m)

Built in storage

## Dining Room

21'04 x 7;03 (6.50m x 2.13m;0.91m)

Extends into sunroom

## Bathroom

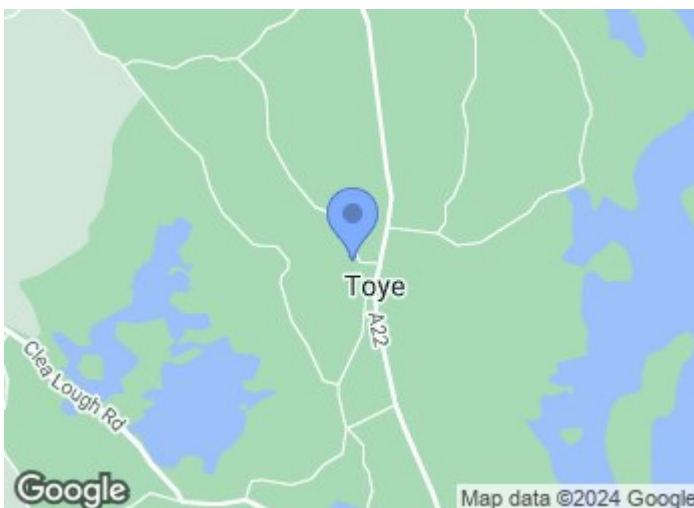
Low flush WC, vanity wash basin, bath with overhead shower

## OUTSIDE

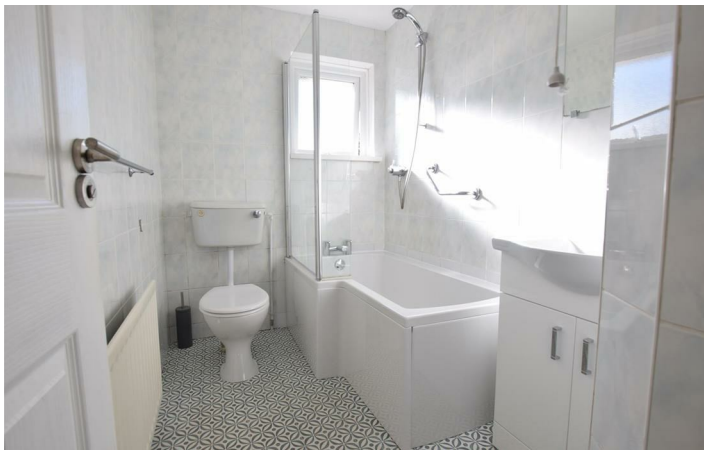
Spacious south facing garden. Driveway parking for multiple vehicles. Garage. Approx 1/4 acre field.

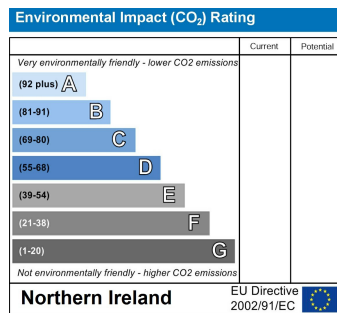
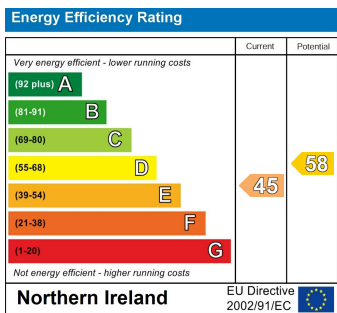
## Garage

21 x 11 (6.40m x 3.35m)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Kilmore Road, Crossgar, Down, BT30 9HJ  
 T: 02844898048 | E: info@simpleabode.co.uk  
 www.simpleabode.co.uk