



**34 KILLARD ROAD**  
Ballyhornan Downpatrick  
BT30 7PQ

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

**Price £135,000**

# 34 Killard Road

Ballyhornan, Downpatrick, BT30 7PQ



## Entrance Hall

### Lounge

23'04 x 12'11 (7.11m x 3.94m)

Fireplace. Double aspect.

### Kitchen/dining area

20'10 x 9'10 (6.35m x 3.00m)

High and low level units. Tiled floor. Tiled at splashback.

### Sitting Room

13'01 x 9'07 (3.99m x 2.92m)

Front facing.

### Bathroom

White low flush w.c, bath and low flush w.c.

## Bedroom One

10'08 x 9'09 (3.25m x 2.97m)

Front facing.

## First floor

### Bedroom Two

13'0 x 11'0 (3.96m x 3.35m)

Side facing.

### Bedroom Three

11'11 x 9'06 (3.63m x 2.90m)

Front facing.

### Bedroom Four

12'0 x 11'01 (3.66m x 3.38m)

Side facing.

## Cloakroom

Low flush w.c, and wash hand basin.

## Outside

Gardens to the side and rear in lawn and mature shrubs.



## Directions



# Floor Plan

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.

