

## 166 Killowen Road, Rostrevor, BT34 3AQ



**Guide Price £149,950**

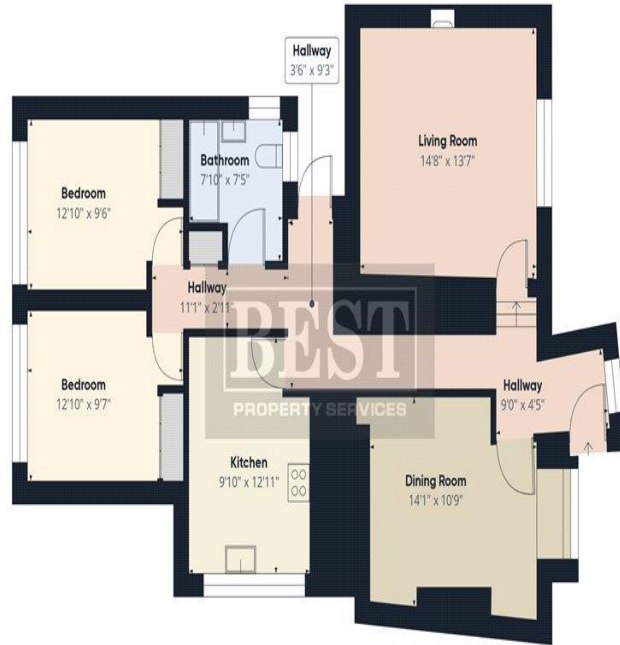
Nestled in the tranquil surroundings of Killowen only a short drive from the village of Rostrevor this picturesque, detached cottage at 166 Killowen Road boasts a charming façade and spectacular sea views. The inviting entrance hall with traditional tiled flooring, leads you to various well-designed spaces within. To the front of the property, the cosy living room features a delightful fireplace and beamed ceilings, complemented by hardwood floors, forming an exceptionally welcoming atmosphere perfect for either relaxing or entertaining. The dining room, generously proportioned and featuring tiled flooring, provides ample space for family-sized dining furniture. It also offers convenient access to the roof space, making the most of every square inch available. A fully fitted kitchen to the rear of the house connects to the patio garden; appreciate abundant natural light while enjoying your meals, and step out to a well-maintained patio area adorned with mature shrubbery—ideal for outdoor dining or simply unwinding amidst nature. Off-street parking adds an element of convenience. Two spacious double bedrooms with built in storage and views of the mountains ensure comfortable living. The well-appointed bathroom comes complete with modern fixtures, including a full-sized bath and shower, providing a comfortable space to relax. With oil-fired central heating and PVC windows and doors, the property promises a warm and well-insulated environment. Experience the perfect blend of rural tranquillity and convenient living in this delightful cottage. Contact us today to arrange a viewing!

- Cosy detached cottage located on the Killowen Road with Sea and Mountain Views
- Two double bedrooms along with additional roof space, One bathroom
- Off street parking adjacent to the property
- Rear patio garden
- Well maintained throughout





# Floorplan



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1079.24 ft<sup>2</sup>

Reduced headroom  
77.55 ft<sup>2</sup>

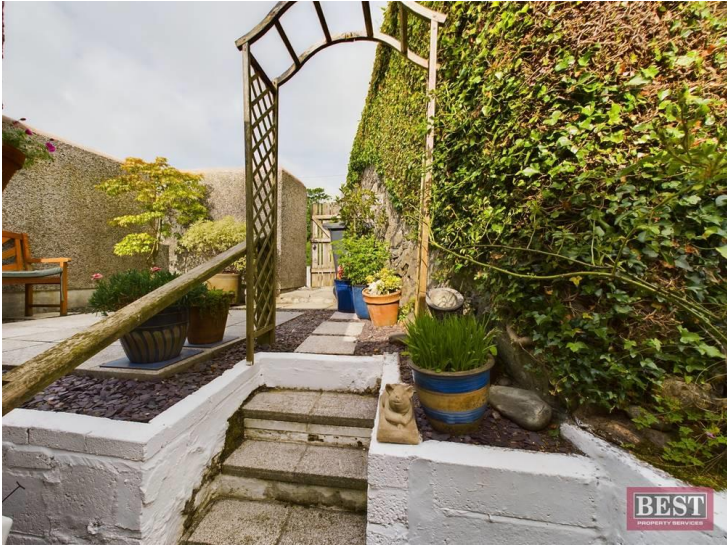
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





# Energy Performance Certificate

TBD

## **Viewing:**

By appointment only

## **Opening Hours**

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

## **Customer Due Diligence**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## **Intending Purchasers**

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

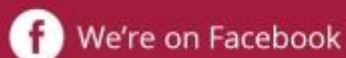
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## **REQUEST A VALUATION**

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

## **Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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