



## **3 Tullykin Lough Road, Killyleagh, BT30 9SB**

### **Asking price £199,950**

SIMPLE ABODE are delighted to welcome to the market this excellent semi-detached house situated in a lovely rural setting on the Tullykin Lough Road. This property boasts two reception rooms (or fourth bedroom), three double bedrooms, downstairs & upstairs bathrooms and kitchen. The property benefits from oil fired central heating and double glazed windows throughout.

The spacious gardens provide plenty of room for extension (STPP), parking and landscaping.

The property is within close proximity to Crossgar, Killyleagh & Downpatrick while Delamont Country Park is also close by with it's beautiful walking trails. Excellent opportunity for buyers looking to put their own stamp on a property with plenty of potential.

# 3 Tullykin Lough Road, Killyleagh, BT30 9SB

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- Three Double Bedrooms
- Semi-Detached
- Rural Setting
- Downstairs Bathroom
- Oil Fired Central Heating
- Spacious Gardens
- Double Glazed Windows

## DOWNSTAIRS

### Living Room

13'03 x 11'11 (4.04m x 3.63m)

Open fire

### Kitchen

12'00 x 12'09 (3.66m x 3.89m)

Range of high/low units. Stainless steel sink

### Dining

12'10 x 9'11 (3.91m x 3.02m)

### Downstairs Bathroom

9'01 x 8'00 (2.77m x 2.44m)

Low flush WC, pedestal wash basin, walk-in electric shower, hot press

### WC

Low flush WC

## UPSTAIRS

### Bedroom One

13'03 x 13'03 (4.04m x 4.04m )

Built in storage

### Bedroom Two

12'03 x 10'04 (3.73m x 3.15m)

Built in storage

### Bedroom Three

11'08 x 9'06 (3.56m x 2.90m)

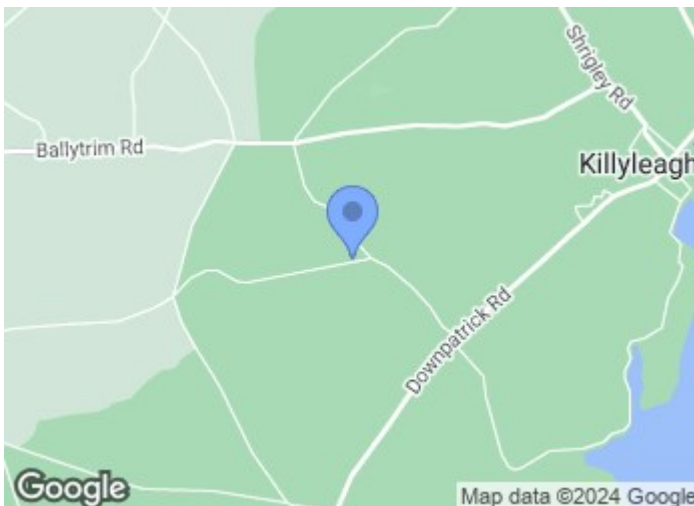
### Bathroom

13'02 x 5'10 (4.01m x 1.78m)

Low flush WC, pedestal wash basin, shower

## OUTSIDE

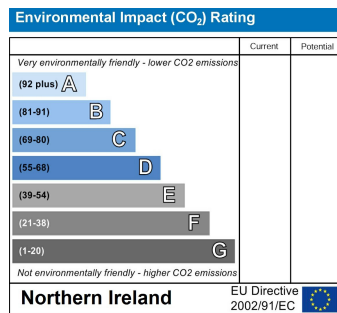
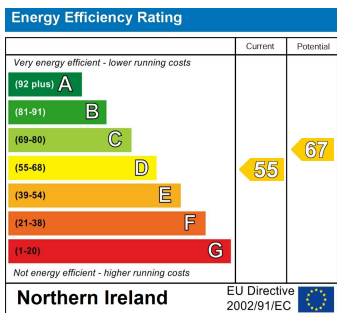
Spacious gardens with off street parking for multiple vehicles. Mature trees and shrubbery.



Tel: 02844898048







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