



**19 Sloanehill**  
Killyleagh  
BT30 9UX

**Offers In The Region Of  
£220,000**

- Luxurious Semi Detached Home
- Three Double Bedrooms, Master En-Suite
- Lounge with Stove
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Private, Enclosed Rear Garden & Entertaining Area
- Oil Fired Central Heating
- Move In Ready Home
- High EPC B83
- Highly Desirable Neighbourhood

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This charming four-year-old semi-detached home in Sloanehill, just off Comber Road, offers move-in-ready convenience and modern comforts.

With stunning frontal views of Strangford Lough, the property combines picturesque scenery with a prime location.

Its contemporary design and well-maintained interiors ensure a welcoming and comfortable living space, perfect for families or professionals seeking a tranquil yet accessible setting.

### ACCOMMODATION

The ground floor comprises a generous lounge with stove, WC and large open plan kitchen and dining room.

The family bathroom, three double bedrooms, including master en-suite are located on the first floor.

### OUTSIDE

Externally the property is further enhanced with easily maintained front lawn, ample off road parking, paved entertaining area and superb garden enclosed to the rear.

### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

### CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

**Edel Curran**

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### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries



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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