



Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

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**3 Beach Side
Kilkeel
BT34 4GE**

**Offers In The
Region Of £199,950**

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.

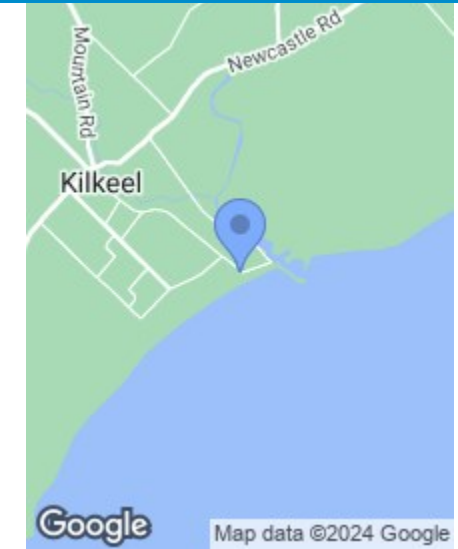
Valuation/Mortgage Service

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.

- Luxury Three Storey Townhouse
- Three Bedrooms, Two with Ensuite & One with Dressing Room
- Open Plan Living/Dining/Kitchen Area
- First Floor Balcony Area
- Modern, Fully Tiled Bathroom Suite
- Oil Fired Central Heating
- Private Parking
- Chain Free Sale
- EPC 75 C
- Exceptional Sea Views

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Directions

Welcome to this stunning townhouse located in the picturesque coastal town of Kilkeel, County Down. Situated right by the beach, this modern property offers not just a house, but a lifestyle. As you step into the house, you are greeted by a bright and airy atmosphere that flows seamlessly throughout the property. With one reception room, three bedrooms, and three bathrooms, there is ample space for comfortable living. The highlight of this townhouse is the exceptional views it offers of the Irish Sea. Imagine waking up to the sound of the waves and enjoying your morning coffee with a breathtaking view right from your own home. Two of the bedrooms come with en-suites, providing convenience and privacy for you and your guests. Whether you are looking for a permanent residence or a holiday home, this property ticks all the boxes. Don't miss out on the opportunity to own a piece of coastal paradise in this charming town of Kilkeel. Book a viewing today and experience the beauty and tranquillity this townhouse has to offer.

GROUND FLOOR

Tiled covered porch area leading into entrance hallway with hard wood flooring. Two bedrooms on the ground floor both with wood flooring and one with fully tiled ensuite, fully tiled and modern bathroom and utility area.

FIRST FLOOR

Staircase leading to the first floor leading into landing with glass feature wall. Large open plan space with contemporary kitchen units comprising integrated hob, eye level grill & oven, integrated dishwasher with range of high and low level units, tiled flooring and recessed lighting with the added breakfast bar area. Living space with hard wood flooring and bi fold doors opening to the balcony giving you those spectacular sea views.

SECOND FLOOR

Stunning spiral staircase leading to the second floor providing a large master bedroom with wood flooring, recessed lighting, sizeable dressing room fitted with rail & drawer storage, leading into fully tiled ensuite with double shower cubicle, W.C & wash hand basin.

OUTSIDE

On the ground floor you have a small private outside space with some paving and stones. Allocated private parking space included also.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchiemclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com

