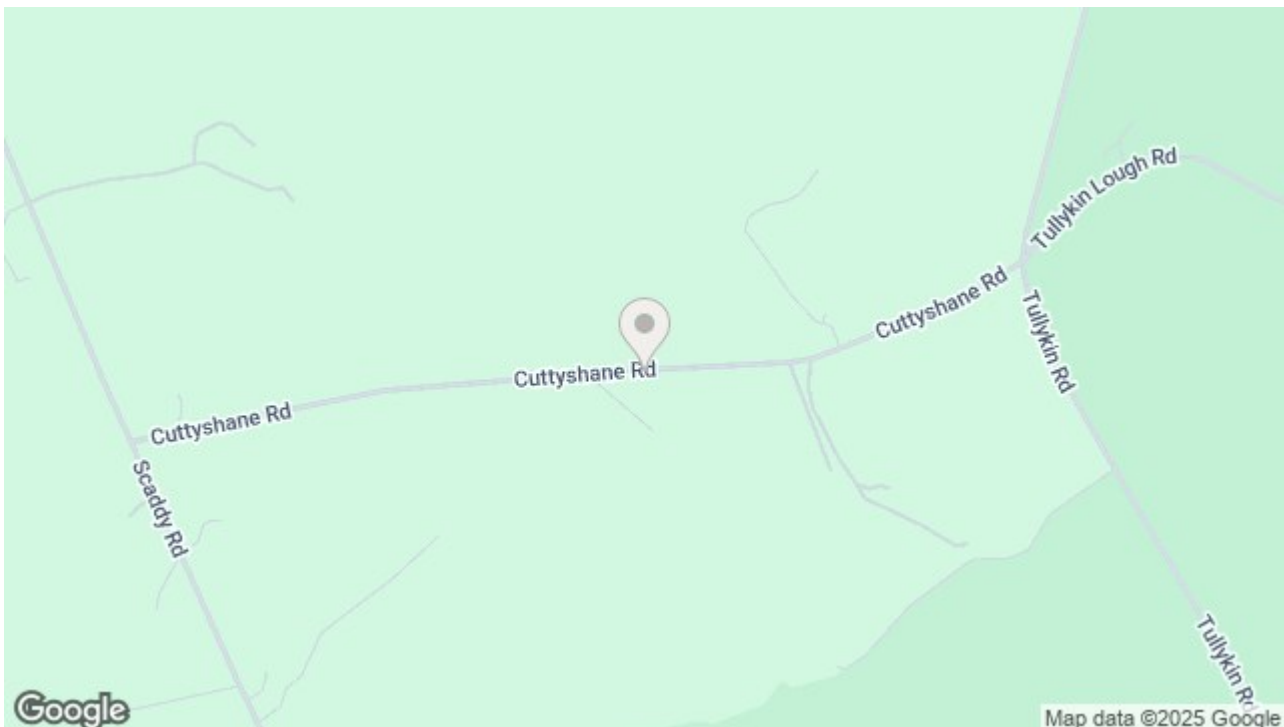




10 CUTTYSHANE ROAD, KILLYLEAGH, DOWNPATRICK, BT30 9SL



OFFERS AROUND £550,000



This outstanding Country Home is situated on a spacious private site of approx 1 1/2 acres nestling in picturesque Co. Down with the Mourne Mountains framed on the horizon.

This excellent family accommodation comprises Entrance hall, Lounge, Kitchen with dining/living area, utility room, cloakroom, two bedrooms, Sitting room/bedroom and four bedrooms on the first floor with two bedrooms ensuite and family bathroom.

This special home is a short distance to Delamont Country Park on the shores of Strangford Lough. Co. Down's leading schools, sporting options and shops and amenities are within easy commuting distance.

The spacious gardens are laid out in lawns and the paddock area could facilitate both equestrian and horticultural pursuits.



## At a glance:

- Six bedrooms
- Three bathroom
- Sitting area
- Tarmac driveway
- Detached garage
- Lounge with stove
- Kitchen/ dining area
- Upstairs room
- Gardens in lawn
- Spacious private site of approx 1 1/2 acres

### Entrance Hall

Ceramic tiled flooring.

### Lounge

17'05 x 17'05

Double doors to rear garden. Wood burning stove on tiled hearth.

### Bedroom Two

18'09 x 13'04

Front facing.

### Bedroom Three

13'3 x 11'1

Rear facing.

### Kitchen/Dining/living area

20'03 x 17'05

High and low level units with integrated dishwasher. 1 1/2 stainless steel sink unit.. Recess for gas cooker and American style fridge freezer. Island unit with breakfast bar. Tiled floor. Tiled at splashback. Patio doors to side. Wood burning stove on raised hearth.

### Utility Room

High and low level units with stainless steel sink unit. Recess for washing machine. Tiled floor. Tiled at splashback. Back door.

### Cloakroom

White pedestal wash hand basin and low flush w.c. Ceramic tiled floor.

### Sitting area

17'05 x 10'09

Double aspect.

### First floor

### Master Bedroom

17'05 x 13'06

Walk in wardrobe.

### Ensuite

7'02 x 6'02

White low flush w.c., pedestal wash hand basin, shower cubicle with wall shower. Heated towel radiator.

### Bedroom Four

17'06 x 17'0

Double aspect views.

### Ensuite shower room

10'09 x 6'02

Ensuite with white low flush w.c., pedestal wash hand basin, shower cubicle with electric shower. Heated towel radiator.



## Family Bathroom

11'11 x 11'04

White freestanding bath, shower cubicle with electric shower, vanity unit and pedestal wash hand basin. Heated towel radiator. Tiled flooring.

## Bedroom Five

17'08 x 13'02

Front facing.

## Outside

Tarmac driveway with ample parking to the front and side. Gardens in lawn to the front, side and rear and views towards the Mourne Mountains.

## Detached Garage

25'05 x 20'06

Roller door. Power and light.

## Upstairs Room

25'05 x 16'4

Currently used as a games room. Ideal work from home space.



























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>	74	74
(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	





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

RENTAL DIVISION  
028 9070 1000

**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas  
©Ulster Property Sales is a Registered Trademark