



13 Sloanehill, Killyleagh, BT30 9UX

Asking price £215,000

SIMPLE ABODE is delighted to present this beautiful semi-detached home in the quiet area of Sloanehill, Killyleagh. Built around 2018, this modern property offers a perfect balance of contemporary design and comfort.

The stunning home features a bright and spacious living room with a cosy wood-burning stove, a sleek integrated kitchen with a separate utility room, three well-proportioned bedrooms (including a master with ensuite), and a family bathroom.

Outside, the enclosed rear garden offers a private space with a patio area, perfect for outdoor relaxation.

Early viewing is highly recommended.

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- Three Bedroom
- Beautiful Condition
- Off Street Parking
- Ensuite
- Semi-Detached
- Integrated Kitchen
- Lovely Views On Upper Floor
- Modern Decor
- Enclosed Rear Garden
- Oil Fired Central Heating

DOWNSTAIRS

Hallway

With downstairs WC and built in storage

Living Room

14'02 x 12'02 (4.32m x 3.71m)

With wood burning stove

Kitchen

17'10 x 11'06 (5.44m x 3.51m)

Modern integrated kitchen with dishwasher, cooker, hob, extractor and fridge/freezer. Range of high/low units. Composite sink.

Utility

9'05 x 5'03 (2.87m x 1.60m)

Plumbed for hot/cold water.

Master Bedroom

12'01 x 10'08 (3.68m x 3.25m)

With ensuite including low flush WC, pedestal wash basin and walk in shower

Bedroom Two

14'00 x 9'03 (4.27m x 2.82m)

Carpet flooring

Bedroom Three

10'02 x 9'03 (3.10m x 2.82m)

Carpet flooring

Family Bathroom

7'05 x 7'02 (2.26m x 2.18m)

Low flush WC, vanity unit, bath with over head shower. Tiled flooring and part tiled walls.

UPSTAIRS



Tel: 02844898048





| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|-----------------------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Northern Ireland | EU Directive 2002/91/EC | |

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