



13 Sloanehill, Killyleagh, BT30 9UX

Asking price £210,000

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.

13 Sloanehill, Killyleagh, BT30 9UX

Asking price £210,000



- 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 | | 83 | 83 |
| (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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Kilmore Road, Crossgar, Down, BT30 9HJ
 T: 02844898048 | E: info@simpleabode.co.uk
 www.simpleabode.co.uk