



OFFERS AROUND

£120,000

Flat 12 Seaview
Downpatrick
BT30 9QT



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PINKERTONS

Sales, Lettings and Property Management

Stunning First Floor Seafront Apartment in Killyleagh with Direct Sea Views, Two Bedrooms, and Spacious Kitchen-Dining Area

Enjoy breath taking sea views from this delightful first floor apartment, perfectly located on the seafront in the picturesque village of Killyleagh. With its bright and spacious layout, this two bedroom home offers the perfect coastal retreat.

The property features a welcoming kitchen with ample dining space, a bathroom which includes a shower over the bath, providing convenience and functionality. Both bedrooms are

well-proportioned, offering comfortable living spaces.

Electric heating ensures a cosy and low-maintenance lifestyle, while the highlight of the apartment is undoubtedly the stunning, uninterrupted views of Strangford Lough, providing an ever-changing backdrop right from your window.

Situated in the heart of Killyleagh, you're within walking distance

of charming local shops, cafés, and restaurants. Whether you're looking for a permanent residence or a peaceful getaway, this apartment is not to be missed.

Contact us today to arrange a viewing!



PROPERTY FEATURES



- First Floor Seafront Apartment
- Bright Lounge
- Spacious Kitchen-Dining Area
- Two Bedrooms
- Bathroom With Shower Over Bath
- Ample Storage
- Electric Heating
- Located In Picturesque Killyleagh
- Uninterrupted Sea Views Of Strangford Lough
- Within Walking Distance To Local Amenities









THIS PROPERTY COMPRISES

Hallway

15'8" x 4'8"

Storage 1

4'8" x 1'11"

Storage 2

2'2" x 3'9"

Living Room

14'7" x 9'7"

Kitchen

9'6" x 11'4"

Bedroom 1

14'8" x 11'

Bedroom 2

10'6" x 9'7"

Bathroom

6'8" x 7'10"

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold

Management Fee - £40 pcm paid to NIHE

Rates - Understood to be approximately £534.49 per annum

Directions

Seaview is situated off Shore Street in Killyleagh, facing the sea.

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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