



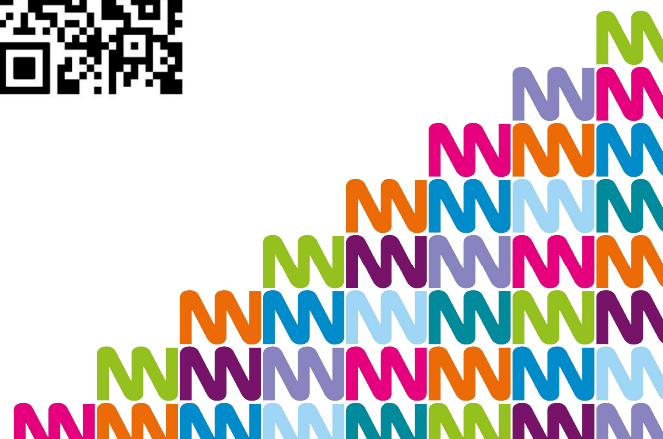
31 Annsfield Park
Killyleagh
BT30 9PS

**Offers In The Region Of
£169,950**

- Semi Detached Bungalow
- Three Bedrooms
- Living Room with Open Fire
- Open Plan Kitchen & Dining Area
- Shower Room
- Easily Maintained Entertaining Areas
- Ample Off Road Parking
- Beautifully Decorated Throughout
- Early Viewing Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This move in ready, tastefully decorated semi detached home is situated on a deceptively spacious site, in a quiet residential cul-de-sac, on the edge of the picturesque and historical coastal town of Killyleagh off the Downpatrick Road.

Flooded with natural light, 31 Annsfield Park is conveniently located to take full advantage of all the local amenities and within a short walk of the open countryside.

Prompt viewing is highly recommended and can be organised by contacting Edel Curran on 07703 612 257.

ACCOMMODATION

This bungalow comprises generous living room with open fire, kitchen and dining area, shower room and three good sized bedrooms, one with built in robes.

OUTSIDE

Externally, the property boasts a tarmac driveway with ample parking, easily maintained lawn to the front and to the rear, a beautiful private paved entertaining area, leading to another secluded paved patio area with outdoor power supply.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries



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.

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