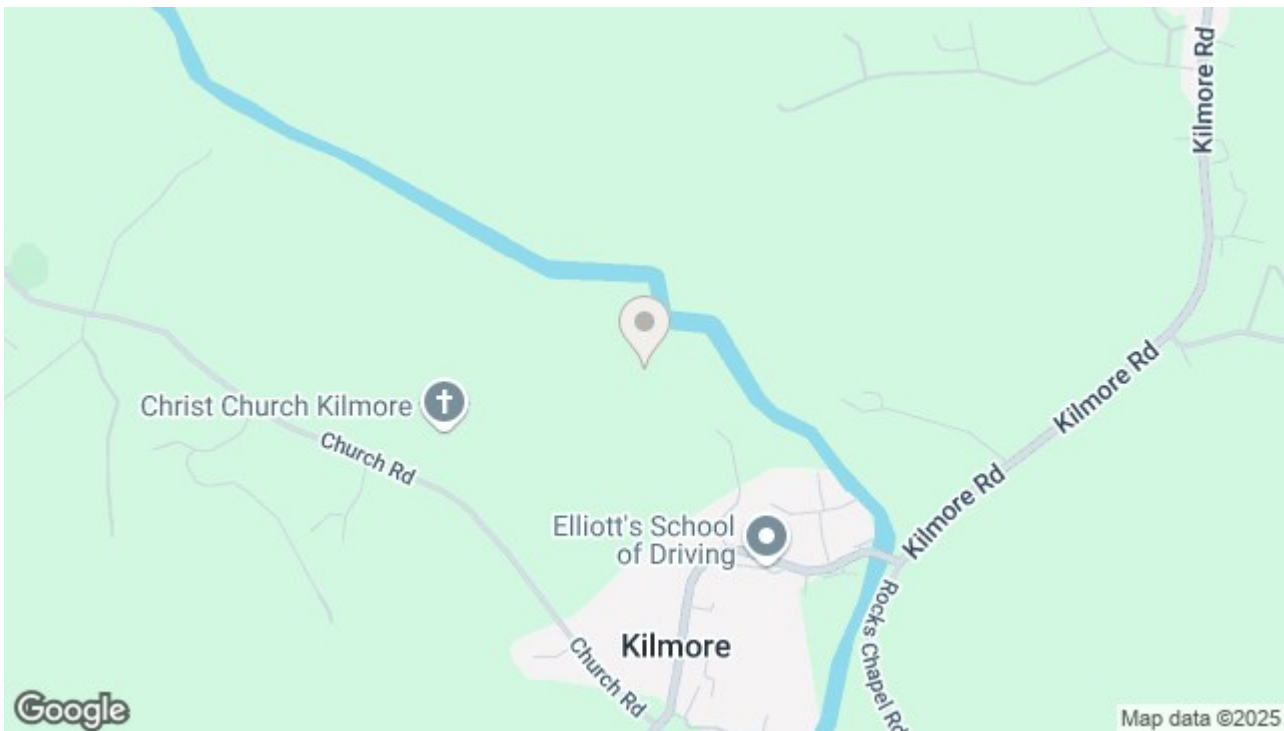




31 THE OLD MILL, KILMORE, DOWN, BT30 9NZ



OFFERS AROUND £175,000

This superb and deceptively spacious semi detached home positioned in a stunning setting tucked away in the corner of this quiet development in Kilmore, a short distance from Crossgar. The accommodation comprises in brief: entrance hall, a spacious living room, kitchen/dining area with double doors to the patio area. On the first floor are three good sized bedrooms and a bathroom. Outside consists of gardens to the front of the property with a large paved area to the rear as well as a driveway to the garage for off-street parking. The heating is oil fired with back boiler and the windows are PVC double glazed. Well worth viewing!



At a glance:

- Semi detached home
- Living room
- Bathroom
- Popular location
- Gardens
- Three bedrooms
- Kitchen with dining area
- Garage
- Off street parking
- Rear yard

Entrance Hall

17'2" x 6'7"

Carpeted flooring. Window to front, window to side.

Living Room

17'2" x 12'5"

Bright living room with fireplace and wooden flooring.

WC

6'5" x 2'7"

White suite comprising low rise w.c and wash hand basin. Window to side. Tiled flooring

Kitchen/Dining Room

10'2" x 19'4"

Bright kitchen / dining area with a range of high and low rise units. Integrated extractor fan, stainless steel sink and drainer with space for hob and oven. Tiled flooring and splash area in kitchen with wooden flooring in the dining area. Window to rear and double door to patio area.

Landing

14'0" x 3'1"

Access to floored roof space with light.

Bedroom 1

10'3" x 12'0"

Wooden flooring.

Bathroom

10'2" x 7'0"

White suite comprising wash hand basin, low rise w.c, stand alone bath and separate shower cubicle. Tiled flooring and splash area.

Bedroom 2

14'0" x 8'4"

Carpeted flooring. Integrated wardrobes. Window to front.

Bedroom 3

11'1" x 7'2"

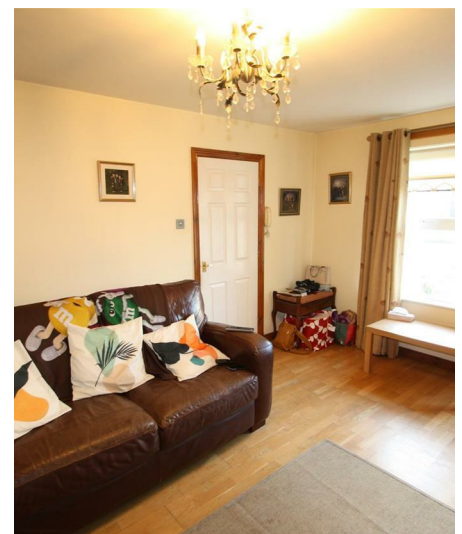
Carpeted flooring, Skylight.

Outside

Garden to front of property with off street parking and gardens laid out in lawns, paved yard area to rear.

Garage

Window to side, Up and over door. Utility area for washing machine and tumble dryer.












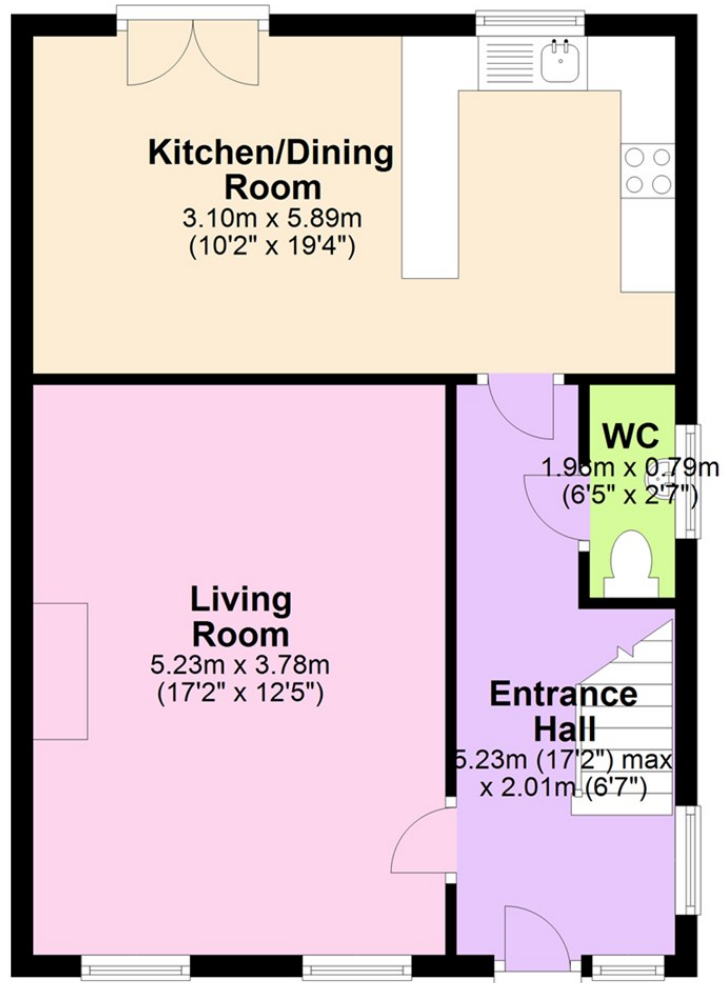






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



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

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