



**40 Annsfield Close**  
**Killyleagh**  
**BT30 9PT**

**Asking Price £212,000**

- Semi Detached Home
- Three Bedrooms, Principle En-Suite
- Lounge with Stove
- Open Plan Kitchen & Dining Area
- Utility Room
- Ground Floor WC
- Choice of Kitchen / Sanitary Ware
- Choice of Floor Coverings
- 10 Year NHBC Warranty
- Deposit Required to Secure Site

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	





We are delighted to release of the next phase of these fantastic homes in the Annsfield Close development by NHBC accredited M&L Property Developments Limited, located in the highly sought Downpatrick Road area of Killyleagh.

This semi detached home offers a lounge, with stove as standard, spacious kitchen with dining space, utility room and ground floor W.C.

Externally the properties are finished with lawn and paved entertaining areas and tarmac driveway.

Please note some images included are from recent, M & L Development Ltd projects on this development.

## ENQUIRES TO

Edel Curran:

edel@quinnestateagents.com

or 07703 612 257

## MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.



For any enquiry relating to this property, please contact

## Background User

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

downpatrick@quinnestateagents.com

## Location



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.

**QUINN**  
Estate Agents

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