



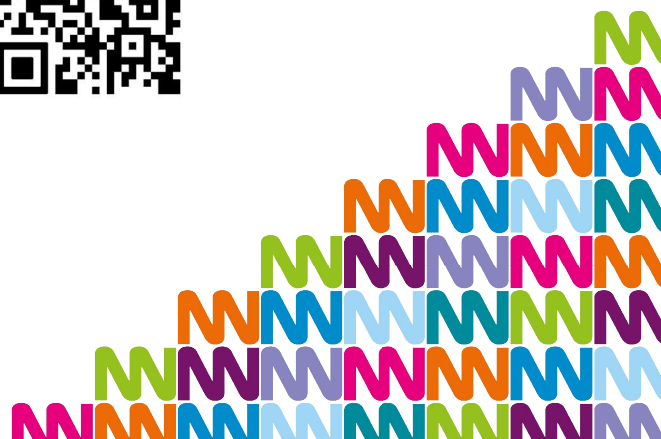
**30 Ballygilbert Road**  
Downpatrick  
BT30 8LY

**Offers In The  
Region Of £350,000**

- Chalet Styled Bungalow
- Four Double Bedrooms - 2 Principle Ensuite
- Mature Gardens & Entertaining Area
- Large Open Planned Kitchen/Dinning Area
- 2 Spacious Living Areas
- Beautifully Presented Throughout
- Welcoming Porch & Hallway
- Integral Garage
- Oil Fired Central Heating
- EPC 62D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Nestled on the Ballygilbert Road just outside the picturesque villages of Killough & Ardglass, this delightful Chalet bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring two reception rooms that provide ample space for relaxation and entertaining. With four well-proportioned bedrooms, with both upstairs bedrooms boasting ensuites and built in robes. The property is set in a location, within walking distance of Bright Golf Club, also being surrounded by areas of natural beauty, with stunning beaches just a stone's throw away, making it perfect for those who enjoy coastal walks or family outings by the sea.

### Accommodation

This forever family home offers thoughtfully laid out and tastefully presented flexible accommodation, comprising spacious reception hall, lounge with open fire, sizeable open plan kitchen, downstairs bathroom with separate shower and four double bedrooms with two upstairs bedrooms both including master en-suite and built in robes. With 4 bedrooms, and flexible living spaces in the downstairs, you will not be short on space. This house provides a great opportunity to acquire a spacious home in a popular sea front area.

### Outside

Approaching the property you are greeted with a pillared entrance with tarmac driveway, with well maintained gardens. This site sits in a very ideal location in terms of connective routes to the nearby Killough, Ardglass and Downpatrick for small amenities and further commuter routes to Belfast & Newry.

### Mortgage Advice

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

### Enquiries

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

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 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](mailto:downpatrick@quinnestateagents.com)



30 Ballygilbert Road, Killough, Downpatrick

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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