



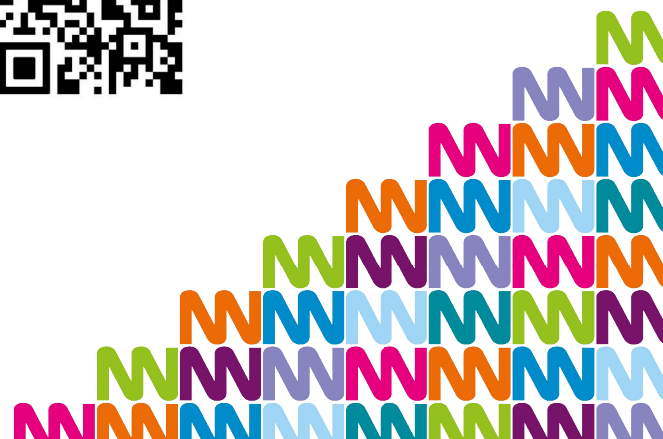
15 Inishbeg
Killyleagh
BT30 9TR

**Offers In The Region Of
£349,950**

- Detached Family Home c.2000sq ft
- Adaptable Accommodation
- Four First Floor Bedrooms
- Sizeable Lounge
- Open Plan Kitchen & Dining Area
- Utility Room & Sun Room
- OFCH & Pressurised Hot Water System
- EV Charger
- Enclosed Rear Entertaining Area & Garden
- Off Road Parking & Detached Garage



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





Situated off the Downpatrick Road in the historic and highly desirable village of Killyleagh, this impressive detached property with front panoramic coastal views, presents a rare opportunity to acquire an immaculately presented family home, offering exceptional flexibility in a truly sought after setting.

The accommodation is thoughtfully arranged and generously proportioned, featuring several rooms that adapt effortlessly to family living, home working, or sleeping quarters.

Externally, the property continues to impress with a detached garage and a private, paved entertaining area, leading to the tiered lawn with tranquil rural aspects.

Combining space, versatility, and an enviable location, this is a standout home offering lifestyle appeal within one of County Down's most cherished coastal villages.

Only by internal inspection can this home be fully appreciated.

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.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



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

49 - 51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
028 9081 2422

General Enquiries

downpatrick@quinnestateagents.com



15 Inishbeg, Killyleagh

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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