



**92 The Old Mill**  
Downpatrick BT30 9GZ

Offers In Region Of  
**£74,950**

- Stylish Third Floor Apartment
- Two Good Sized Bedrooms
- Modern Living Room and Kitchen
- Beautifully Finished Bathroom
- Oil Heating
- Convenient Location
- Ideal First Time Buy or Investment
- Early Viewing Highly Recommended
- Chain Free Sale
- 

Secure this home with our in house  
Financial Advisors Welby & Associates.

**WA**  
Welby & Associates  
CHARTERED FINANCIAL PLANNERS

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (82-91)                                   |         |           |
| B (71-81)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 70      | 78        |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |



3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
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# QUINN

Property Sales &  
Letting Specialists

T 028 9756 4400

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## Ground Floor



Quinn Estate Agents are delighted to welcome to the market, a stylish, modern, two bedroom, third floor apartment in a highly convenient location in Killyleagh.

The apartment boasts two double bedrooms, spacious living room, kitchen and bathroom.

Situated in a central town location, the various shops, schools and amenities are on your doorstep with Killyleagh Castle, Killyleagh Yacht club and the shores of Strangford Lough a short walking distance yet only a short drive to Delamont Country Park.

This is a chain free sale. Early viewing is highly recommended and can be organised through Edel in our Downpatrick branch.

### HALLWAY

### LIVING ROOM

13' 2" x 11' 4" (4.01m x 3.45m)

### KITCHEN

7' 8" x 7' 0" (2.34m x 2.13m)

### BATHROOM

7' 1" x 7' 0" (2.16m x 2.13m)

### BEDROOM 1

11' 4" x 10' 8" (3.45m x 3.25m)

### BEDROOM 2

9' 9" x 9' 5" (2.97m x 2.87m)

with built in robes



### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

### 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.