



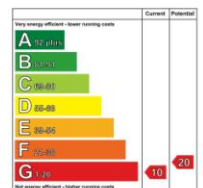
**16 Tullyveery Road**  
**Killyleagh**  
**BT30 9TD**

**Offers in the Region Of**  
**£100,000**

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

- Detached Country Cottage
- Living Room with Open Fire
- Kitchen with Feature Stove
- Three Bedrooms
- Shower Room
- Range of Outbuildings
- Approximately 0.75 Acres

**WA**  
 Welby & Associates  
 CHARTERED FINANCIAL PLANNERS



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

T 028 4461 2100

T 028 4062 2226

Ground Floor



We are most pleased to welcome this extended, detached country cottage, located approximately 2.5 miles from Killyleagh and just under 4 miles from Crossgar.

The property comprises sitting room with open fire, kitchen with stove, 3 bedrooms and shower room. The property also boasts a workshop, three outbuildings and approximately 0.75 acres across the road from the property.

We are sure this home will prove popular. Early viewing is recommended and can be organised through Edel in our Downpatrick branch.

**Accommodation Comprises:**

**ENTRANCE HALL**

**LIVING ROOM**  
15' 2" x 9' 8"  
(4.62m x 2.95m)  
with open fire

**BEDROOM 1**  
12' 3" x 10' 0"  
(3.73m x 3.05m)

**INNER HALLWAY**  
leading to

**KITCHEN**  
11' 4" x 9' 6"  
(3.45m x 2.9m)  
with stove

**SHOWER ROOM**  
11' 5" x 5' 3"  
(3.48m x 1.6m)

**BEDROOM 2**  
8' 6" x 12' 3"  
(2.59m x 3.73m)

**BEDROOM 3**  
6' 4" x 12' 4"  
(1.93m x 3.76m)

**WORKSHOP**  
17' 10" x 9' 1" (5.44m x 2.77m)

**STORE ROOM**  
8' 6" x 8' 11" (2.59m x 2.72m)

**STORE ROOM 2**  
8' 11" x 9' 7" (2.72m x 2.92m)

**STORE ROOM 3**  
8' 6" x 8' 7" (2.59m x 2.62m)

**OUTSIDE WC**



#### 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.