

simon**BRIEN**  
RESIDENTIAL

7 Quay Lane,  
Killough, Downpatrick, BT30 7QH



Asking Price £375,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Attractive mid terrace constructed circa 2010
- Beautifully presented and deceptively spacious accommodation
- Superb open plan kitchen/living/dining with panoramic views
- Five bedrooms
- Modern bathroom and ensuite
- Utility room
- South facing rear garden
- Oil fired central heating
- Fibre optic broadband
- 30 metres from beach, slipway and pier
- Attractive and historic coastal village with access to walks and harbour
- Close to excellent facilities for golf and sailing as well as beaches, Strangford Lough and the Mountains of Mourne
- Approximately 10 minutes from Downpatrick and 45 minutes from Belfast
- Viewing by private appointment

#### SUMMARY

The beautiful village of Killough was established by Lord Bangor of Castle Ward as a port in the early 1800s. The picturesque village has a wide main street and a harbour area from where you can walk along the shore on The Rope Walk and look across the bay to Coney Island. In recent years many buildings in the village have been sympathetically renovated and there is a diverse and creative community in the village and the Lecale area as a whole.

For those who enjoy the great outdoors Killough is well positioned within easy reach of Strangford Lough, Tyrella Beach and the Mountains of Mourne. There are excellent facilities nearby for golf, sailing and walking. Downpatrick with its excellent schooling and amenities is approximately 10 minutes away by car and Belfast can be reached in 45 minutes.

The property itself was constructed in 2010 and has beautifully presented and deceptively spacious accommodation with five bedrooms, bathroom and ensuite and superb open plan kitchen/living/dining which is undoubtedly the focal point of this fine home

Externally there are pleasant gardens with panoramic views over the Irish Sea

Whether as a permanent home or second home holiday retreat viewing is by private appointment through our Belfast Office on 02890 668888

#### ACCOMMODATION

#### GROUND FLOOR

#### ENTRANCE HALL:

#### OPEN PLAN KITCHEN/LIVING/DINING

#### KITCHEN:

Excellent range of high and low level units, central island, inset sink, American style fridge freezer, range cooker, integrated dishwasher and wine fridge, tiled floor



**LIVING AREA**

Wood burning stove, double doors to rear garden



**BEDROOM (5):**  
16' 6" x 8' 5" (5.03m x 2.57m)

**BATHROOM:**

Free standing bath, separate shower enclosure, WC and wash hand basin



**UTILITY ROOM:**  
8' 10" x 6' 8" (2.69m x 2.03m)



**FIRST FLOOR**

**BEDROOM (1):**  
19' 0" x 15' 0" (5.79m x 4.57m)

Double doors to balconette

**ENSUITE BATHROOM:**

Shower enclosure, WC and wash hand basin





**BEDROOM (2):**  
17' 9" x 7' 8" (5.41m x 2.34m)



**BEDROOM (3):**  
13' 7" x 9' 6" (4.14m x 2.9m)



**BEDROOM (4):**  
13' 6" x 9' 7" (4.11m x 2.92m)

**OUTSIDE**

Enclosed rear garden





FLOOR PLANS



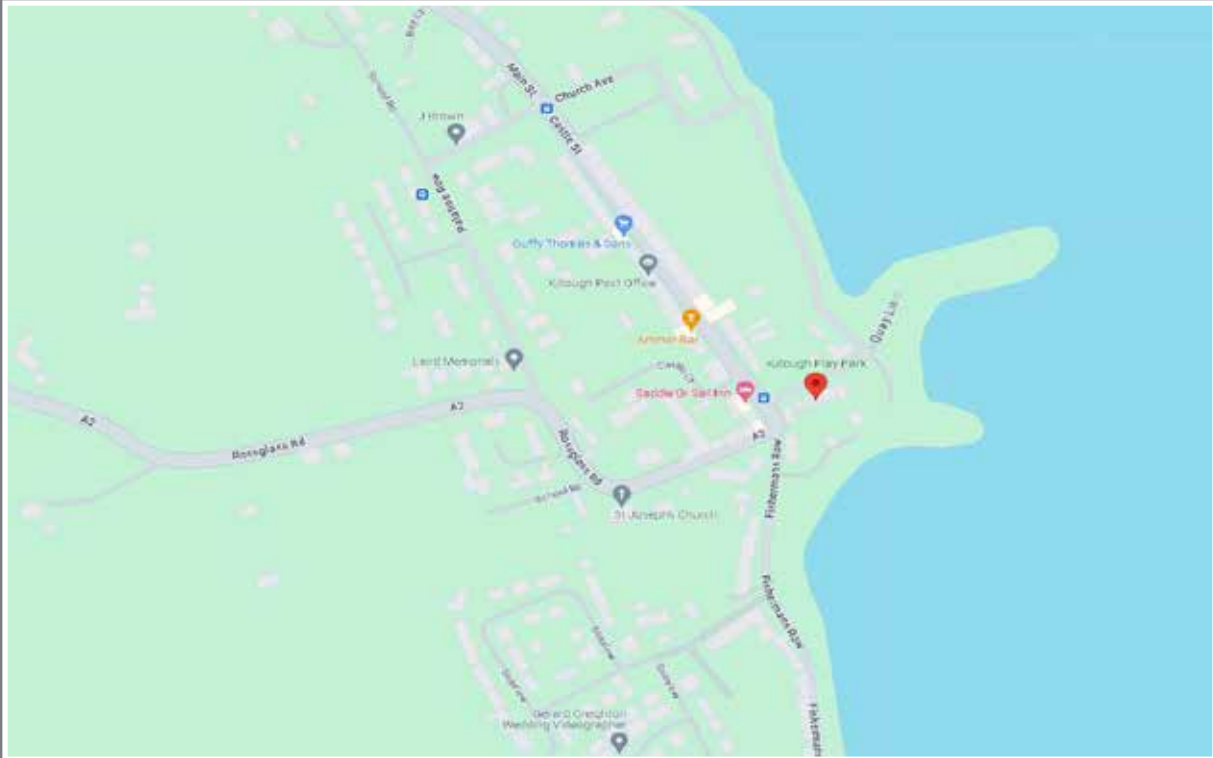
Floorplan Is For Illustrative Purposes Only And Is Not To Scale



Floorplan Is For Illustrative Purposes Only And Is Not To Scale



# Location



Travelling from....

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	70 c
55-60	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0360-2343-7070-2929-6441

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.