

Tim Martin
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**11 Orchard Drive
Killinchy
BT23 6QT**

**Offers Around
£265,000**

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SUMMARY

A delightful detached bungalow, occupying a slightly elevated site, ideally located in this much sought after coastal area of Whiterock.

The property is fitted with oil fired central heating, uPVC double glazing and boasts bright and spacious accommodation throughout, ideal for families, those looking to downsize or even those wanting a holiday home. A spacious lounge with part vaulted ceiling provides excellent entertaining space and opens through to the kitchen and dining area. The property is further enhanced by three excellent sized bedrooms, principal bathroom, separate shower room and utility room.

Outside, a spacious driveway provides excellent parking space and leads to the detached double garage, whilst well maintained gardens are located to the front and rear.

Situated only a short stroll to the shores of Strangford Lough, boasting a wealth of water sports and beautiful coastal walks, Daft Eddies pub/restaurant and Strangford Lough Yacht Club. The property is within a short drive of Killinchy primary school and Balloo where you can find a range of amenities including an excellent public transport network providing ease of access to Downpatrick and Belfast and an excellent range of grammar schools.

FEATURES

- Detached Bungalow Occupying A Slightly Elevated Site In This Much Sought After Area
- Spacious Lounge With Part Vaulted Ceiling
- Kitchen And Dining Area With Separate Utility Room
- Three Excellent Sized Bedrooms
- Principal Bathroom And Separate Shower Room
- Oil Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Leading To The Detached Double Garage
- Well Maintained Front and Rear Gardens
- Within Walking Distance Of Strangford Lough, Daft Eddies Pub/Restaurant And Strangford Lough Yacht Club
- Short Drive Of Killinchy Primary School And Balloo And Within A Convenient Commute Of Belfast And Downpatrick

Entrance Hall

UPVC entrance door with side light; pine tongue and groove ceiling ; glazed door through to:-

Lounge

18'7 17'10 (5.66m 5.44m)

Maximum measurements

Tiled inglenook style fireplace with tiled hearth; TV aerial connection point; exposed ceiling beams; semi-vaulted pine tongue and groove ceiling; open through to:-

Kitchen / Dining

17'10 x 7'9 (5.44m x 2.36m)

Range of laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer taps; Creda double oven; Hotpoint 4 ring ceramic hob; space and plumbing for dishwasher; space for fridge / freezer; tiled splashback; laminate worktops; pine tongue and groove ceiling; fluorescent light; recessed spot lighting; glazed door to:-

Utility Room

10'5 x 6'3 (3.18m x 1.91m)

Single drainer stainless steel sink unit with mixer taps; range of laminate cupboards under; pine tongue and groove ceiling; fluorescent light; space and plumbing for washing machine and tumble dryer; glazed uPVC door to rear.

Side Hallway

Hotpress with insulated copper cylinder; built in storage cupboard.

Bathroom

6'6 x 5'11 (1.98m x 1.80m)

Coloured suite comprising separate shower cubicle with Mira thermostatically controlled shower unit and wall mounted telephone shower attachment; close coupled WC; pedestal wash hand basin with mixer taps; part tiled walls; light and shaver point.

Bedroom 1

12'8 x 10'11 (3.86m x 3.33m)

Built in wardrobes with cupboard over.

Bedroom 2

12'9 x 9'1 (3.89m x 2.77m)

Built-in wardrobe; access to roofspace.

Bedroom 3

9'2 x 6'8 (2.79m x 2.03m)

Built-in wardrobe.

Outside

Spacious driveway leading to:-

Detached Double Garage

18'4 x 17'3 (5.59m x 5.26m)

Twin up and over doors; light and power points.

Gardens

Front gardens laid out in lawn; enclosed rear gardens laid out in lawn with mature hedging and shrubbery; spacious paved patio area; PVC oil storage tank; outside lights and water tap; boiler house with Nu-Ray oil fired boiler.

Open Log Store

Store

Light point.

Store

Tenure

Leasehold

Ground Rent

£35 Per Annum (Approx)

Capital / Rateable Value

£195,000. Rates payable = £1781.72 per annum (approx)

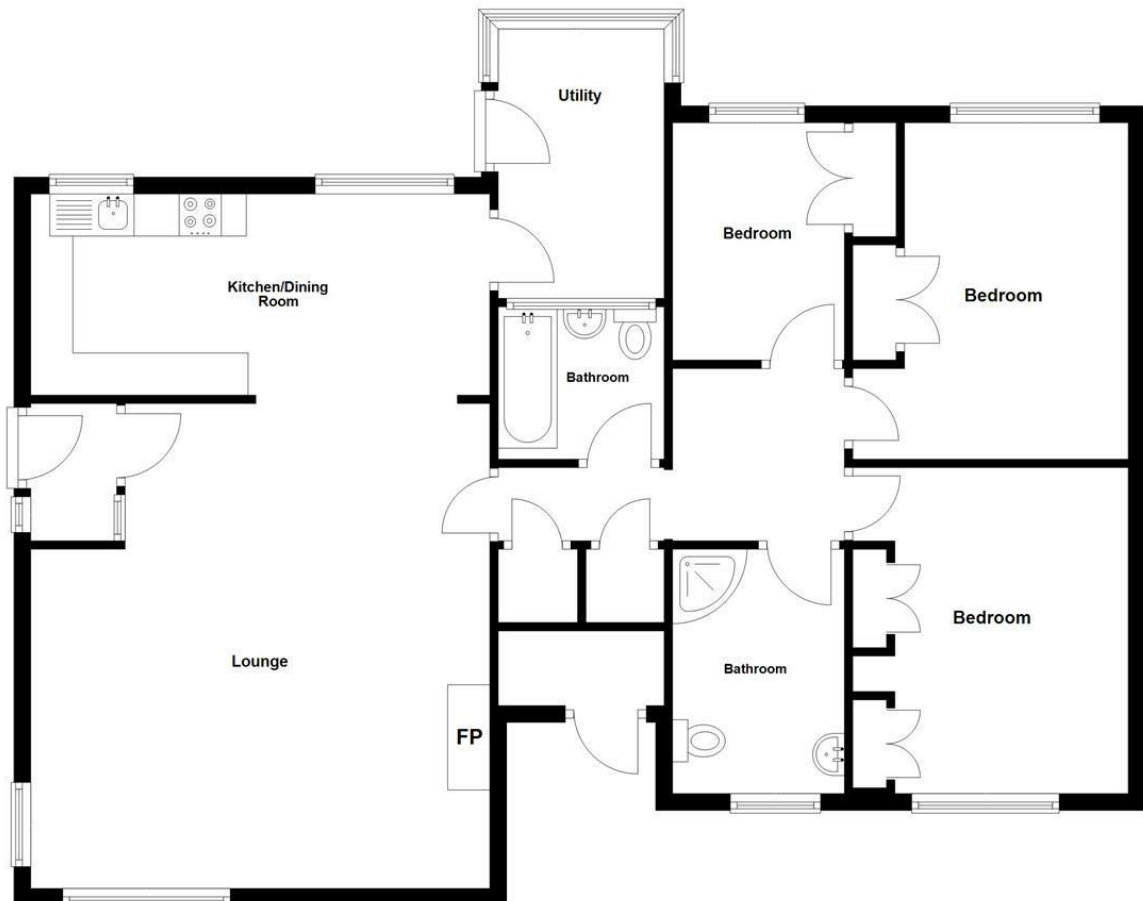








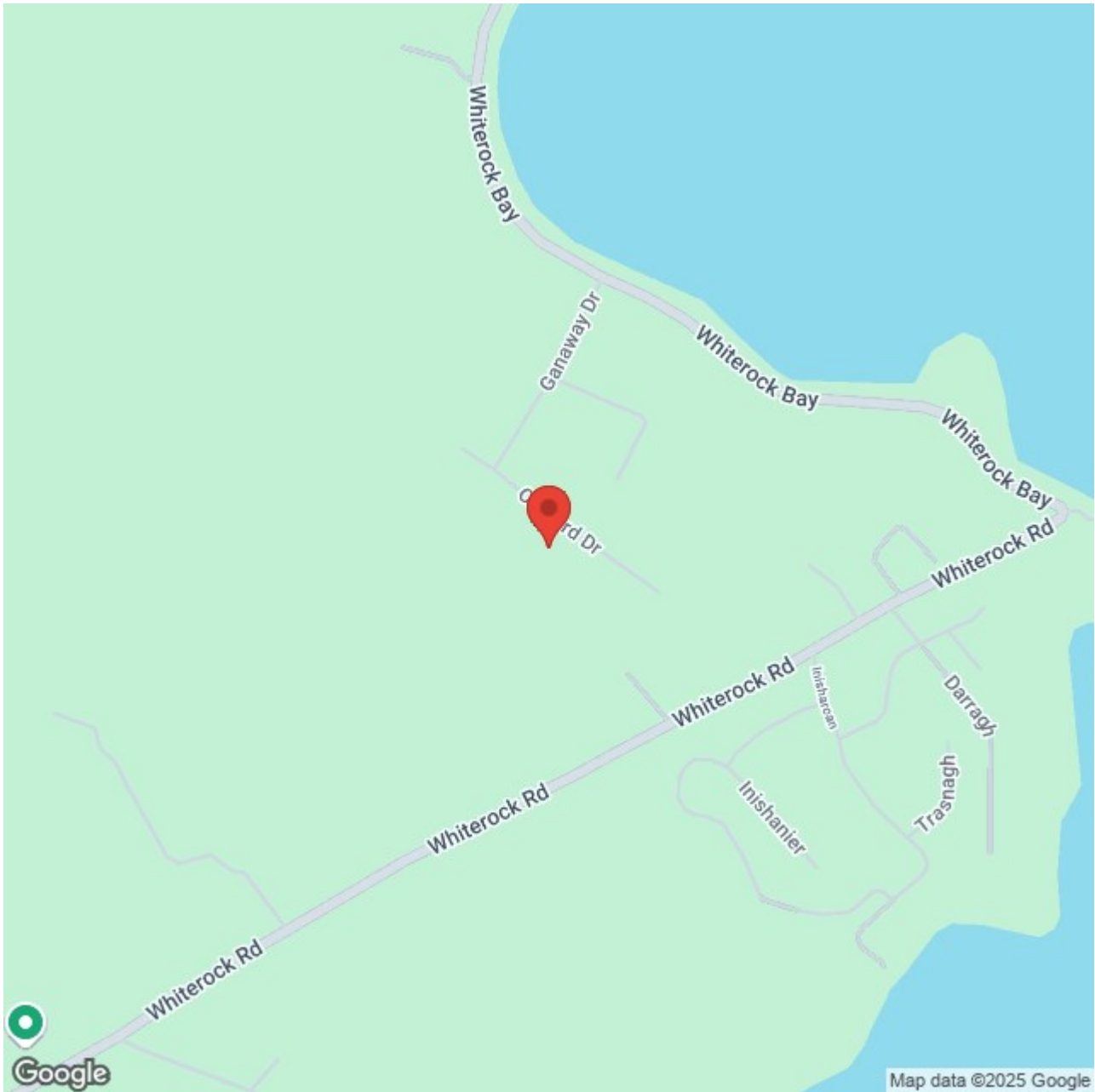
Approx. 105.2 sq. metres (1132.5 sq. feet)



Total area: approx. 151.2 sq. metres (1627.5 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

11 Orchard Drive, Killinchy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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