

Tim Martin
— .co.uk



**38 Kilmoor Church Road
Kilmoor
BT23 6SA**

**Offers Around
£140,000**

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SUMMARY

Situated in the delightful hamlet of Kilmoody, this semi-detached cottage enjoys a peaceful location and yet is so convenient to Lisbane, Killinchy and Comber.

The cottage, in need of modernisation, sits in spacious gardens and provides an opportunity to extend if desired.

The property is fitted with oil fired central heating and double glazing in Upvc frames includes a garage, good sized wash room and fuel store.

The property is realistically priced and affords the opportunity to acquire a home for the 1st time buyers, those wishing to down size or as an investment opportunity.

FEATURES

- Delightful Semi-Detached Cottage in the Hamlet of Kilmoody
- In Need of Modernisation
- Three Good Sized Bedrooms
- Garage, Tool and Coal Shed
- Gardens to Front and Rear
- Within Walking Distance To Kilmoody
- Short Commute to Killinchy and Lisbane



Entrance Porch

Pvc tiled floor.

Entrance Hall

Pvc tiled floor

Lounge

15'5 x 10'7 (4.70m x 3.23m)

Tiled fireplace and hearth with carved hardwood surround; corniced ceiling.

Kitchen

10'1 x 7'4 (3.07m x 2.24m)

Double drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; formica worktops; ½ tiled walls.

Bedroom 1

12'6 x 10'8 (3.81m x 3.25m)

Fireplace and hearth pvc tiled floor.

Bedroom 2

8'8 x 8'4 (2.64m x 2.54m)

Pvc tiled floor.

Bedroom 3

8'11 x 8'10 (2.72m x 2.69m)

Hotpress with insulated copper cylinder and immersion heater; serving hatch from kitchen.

Bathroom

6'0 x 5'6 (1.83m x 1.68m)

White suite comprising, panelled bath with mixer taps; telephone shower attachment; wash hand basin; low flush WC.

Outside

Bitmac drive leading to a detached garage.

Garage

19'9 x 9'11 (6.02m x 3.02m)

Fluorescent light and power points; built in workbench; double doors.

Gardens

Gardens to front and rear laid out in lawns and planted with a selection of ornamental and flowering shrubs.

Coal House

Tool Shed

Boiler House

10'2 x 6'9 (3.10m x 2.06m)

Single drainer twin sink unit plumbed for washing machine; light and power points; Grant condensing oil fired boiler; pvc oil storage tank.

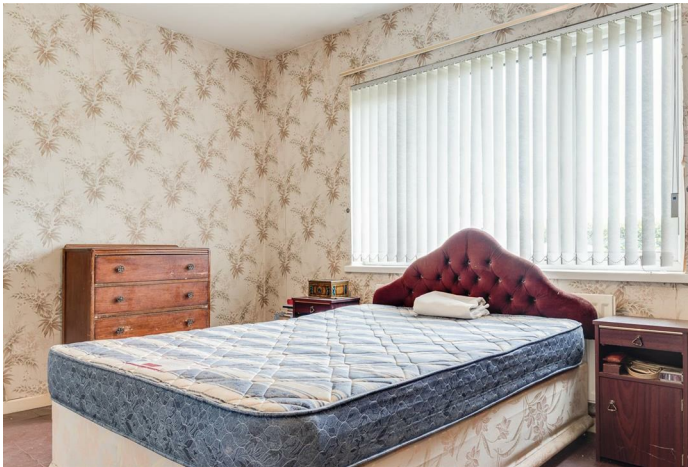
Tenure





Freehold

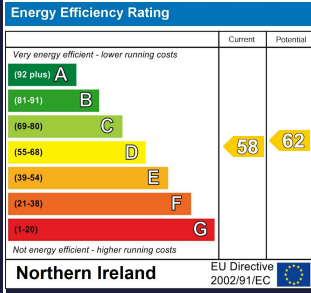
Capital / Rateable Value

£80,000. Rates Payable = £730.96 Per Annum (Approx)







Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Northern Ireland	

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

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