

# 12 BALLYBUNDEN ROAD

Balloo, Killinchy BT23 6RB

*Offers over* **£249,950** 

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#### DETACHED | 4 ⊨ | 1 😓 | 1 🗁

Nestled in the heart of the picturesque village of Balloo, this beautifully presented four bed detached property offers the perfect blend of modern living and countryside charm. Located in a village well known for its outstanding natural beauty and accessibility to many local amenities, this home is ideal for families and

professionals seeking both tranquillity and convenience. . KEY FEATURES

- Well Presented Four Bedroom Detached Property Nestled in the Picturesque Village of Balloo, Killinchy
- Open Plan Kitchen / Dining With Bespoke Fitted Kitchen and Ample Dining Space
- Family Lounge with Feature Open Fire
- Cloaks Area
- Downstairs WC
- Additional Utility Area
- Downstairs Bedroom / Office Space
- Three Well Proportioned Bedrooms With Built-in Furniture
- Modern Family Bathroom
- Oil Fired Central Heating With Recently Replaced Boiler
- Fully Enclosed Rear Gardens with Decorative Paved Patio Area
- Ample Off Street Car Parking
- Early Viewing Recommended
- Broadband Speed Ultrafast





#### COMBER BRANCH 028 9187 1212

## **ROOM DETAILS**

### Ground Floor

- Entrance Hallway
- Family Lounge 16'12" x 15'4
- Kitchen/Dining 16'12" x 13'5
- Back Hallway
- Utility Room 4'6" x 11'1"
- Downstairs WC
- Office/Downstairs Bedroom 10'4" x 16'8"

#### First Floor

- Principal Bedroom 17' x 15'4"
- Bedroom Two 17' x13'5"
- Bedroom Three 11'8" x 16'7"
- Family Bathroom

#### Outside

- Pebbled driveway with gates to rear garden providing ample off street car parking
- Fully enclosed rear garden with feature brick walls, decorative brick patio area
- Zappi My Energy charging point
- New Combi Boiler purchased in Oct 24
- Outside lights, outside water











### DIRECTIONS

From Comber head along the Killinchy Road, just before you reach the garage in Balloo take a right and the property will be on your left-hand side.

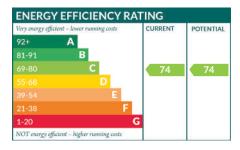






# THE LOCAL AREA

Balloo (from Irish Baile Aodha, meaning 'Hugh's townland'[1]) is a small village and townland near Killinchy in County Down, Northern IrelandOriginally a coaching house dating back to the late 17th century, Balloo *House is a pub and restaurant, with stone floors* and working Aga dominating the historic kitchen bar. It was once a large farmhouse, bought by the McConnell family in 1893, and has been a licensed premises ever since.[3] In January 2008, Balloo House was announced as one of the Bridgestone Guide's top 100 restaurants in Ireland .. .







#### **OUR BRANCHES**

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