



28 KILLYLEAGH ROAD

Killinchy BT23 6TD

Offers Around

£570,000



HOUSE - DETACHED

| 4  | N/A  | 3 

Add text here

- Elegant Detached family Residence Positioned on an Elevated Site on The Killyleagh Road in Killinchy
- An Idyllic Yet Convenient Place to Call Home - Close to Many Local Amenities Including Restaurants, Shops, Boutiques, Schools and Good Road and Transport Links to Belfast and Surrounding Towns
- Many Local Attractions Including Strangford Lough Activity Centre, Castle Espie, Castle Ward, The Mourne Mountains, Scrabo Tower, Nendrum Monastic Site and Delamont Country Park
- Spacious and Flexible Accommodation Throughout With Uninterrupted Views Over Rolling Countryside
- Four Well Appointed Bedrooms, Principal Benefitting an Ensuite Shower Room
- Additional Four Piece White Suite Family Bathroom
- Family Lounge with Feature Open Fire
- Formal Dining Room For Special Occasions
- Ground Floor Office / Bedroom 5
- WC Utility Room



ROOM DETAILS

Entrance	OFFICE/DOWNSTAIRS SUITE	Outside
ENTRANCE PORCH: (5'4" x 7'1")	BEDROOM: (10'1" x 16'1")	SHOWER ROOM: (9'6" x 6'11")
RECEPTION HALL: (25'8" x 7'1")	OPEN PLAN KITCHEN/DINING: (25'6" x 16'1")	BEDROOM (2): (13'1" x 16'0")
FAMILY LOUNGE: (18'3" x 16'1")	UTILITY ROOM: (5'4" x 16'1")	BEDROOM (3): (13'2" x 16'0")
FORMAL FAMILY DINING ROOM: (11'5" x 16'0")	FAMILY SNUG: (16'1" x 12'10")	BEDROOM (4): (12'10" x 12'5")
DOWNSTAIRS WC (3'7" x 11'3")	LANDING: PRINCIPAL BEDROOM: (13'2" x 16'0")	FAMILY BATHROOM: (7'8" x 12'3")
		DOUBLE GARAGE: (22'7" x 19'8")



DIRECTIONS

From Comber head towards Killinchy toward Balloo
Continue straight on the Killyleagh Road and number
28 will be on an elevated site on your right-hand side.



THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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