



## 132 THORNYHILL ROAD

Raffrey Killinchy BT30  
9NH

- 2 Bedrooms
- 2 Receptions
- Sunroom
- Master bedroom ensuite
- Semi Detached House
- Mature Gardens
- Downstairs w.c
- Detached Garage
- Lounge with stove

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £285,000**

# 132 Thornyhill Road

## Raffrey, Killinchy, BT30 9NH



### Porch

5'6" x 4'5" (1.68m x 1.35m)  
Window to front, door to:

### Living Room

13'1" x 13'2" (3.99m x 4.01m)  
Feature fireplace with multi fuel stove on tiled hearth with floating mantle.  
Tiled floor. Picture rail.

### Kitchen

10'10" x 9'6" (3.30m x 2.90m)  
High and low level units recess for fridge and gas range. Tiled floor. Step up to

### Dining Room

10'7" x 9'6" (3.23m x 2.90m)  
Solid wooden floor. Part panelled wall.

### Rear Hall

7'10" x 4'2" (2.39m x 1.27m)  
Door to:

### Sun Room

Tiled floor. Door to garden.

### Bathroom

7'10" x 8'7" (2.39m x 2.62m)  
White low flush w.c, pedestal wash hand basin, shower cubicle with wall shower.  
Part tiled walls. Tiled floor. Towel radiator.

### First Floor

#### Dressing Area

8'0" x 13'0" (2.44m x 3.96m)  
Solid wooden flooring. Storage cupboard, two double doors, door to:

#### Bedroom 2

13'3" x 10'1" (4.04m x 3.07m)  
Built in robe. Solid wooden flooring.

#### Bedroom 1

22'3" x 9'9" (6.78m x 2.97m)  
Built in robes.

### En-suite

Free standing claw and foot bath, wash hand basin, low flush w.c, Part tiled walls. Towel radiator. Tiled floor. Part tiled walls.

### Outside

Driveway leading to parking area and detached garage with potential for conversion to guest accommodation or home office subject to the relevant approvals . Mature gardens surround the property with private secluded lawns and mature shrubs with raised decked areas and rural views.



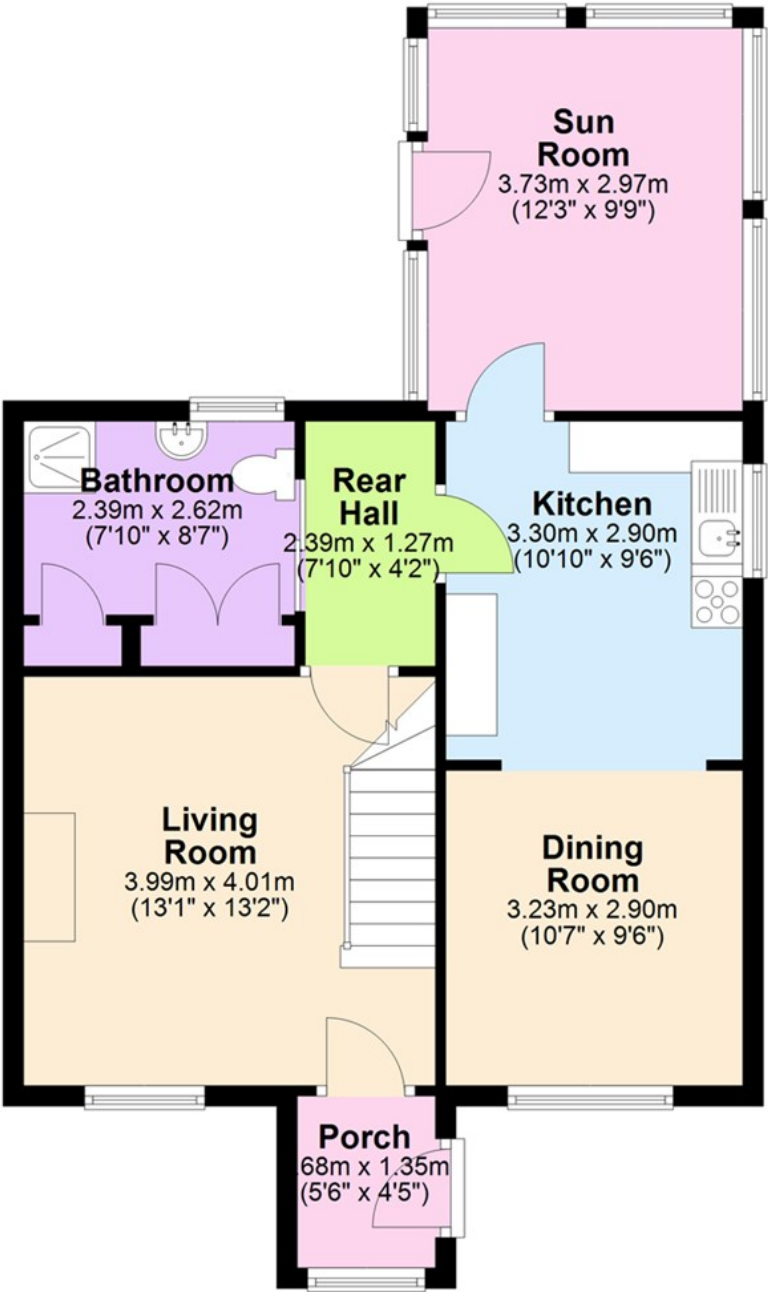
### Directions



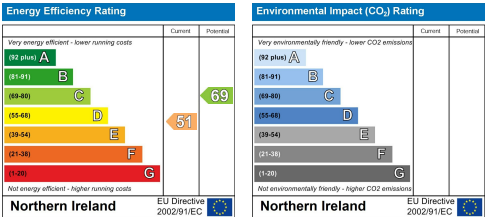


Floor Plan

Ground Floor



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