



41 BALLYBUNDEN ROAD

Killinchy, BT23 6RD

Offers around **£424,950**



DETACHED | 5  | 2  | 3 

This well-presented detached family home is located on the Ballybunden Road, Killinchy. Located within walking distance to Balloo Village offering a range of local amenities, access to public transport links and the renowned Balloo Restaurant. Other popular eateries including Daft Eddies Restaurant and The Poachers Pocket are close by.

The property provides spacious and versatile accommodation throughout to suit the needs of the growing family market. Accommodation comprises in brief of a spacious lounge with feature fireplace and living room with cast iron multi-fuel burning stove, both providing fantastic views over rolling countryside and formal dining room. The kitchen provides ample dining and a range of integrated appliances. There are five well-proportioned, along with white suite family bathroom, study/sixth bedroom and separate shower room.

Further benefits include separate utility room, W/C, uPVC double glazing throughout and oil-fired central heating

Externally the property is situated on a spacious site with generous surrounding gardens and breath-taking views over rolling countryside. To the rear the gardens are laid in lawns with a variety of mature planting and shrubs with various paved patio areas, providing the ideal area for outdoor entertaining. To the front there are well presented gardens with mature planting and driveway providing ample carparking, leading to the double detached garage.

With so many great attributes, this is an ideal opportunity for those seeking family living in a relaxed rural setting whilst offering convenience to local amenities and road networks for commuting.



KEY FEATURES

- Well Presented Detached Family Home Set on Spacious Site
- Five Well Proportioned Bedrooms
- Bespoke Kitchen with Excellent Range of Integrated Appliances & Ample Dining
- Spacious Lounge with Open Feature Fireplace & Views Over Rolling Countryside
- Living Room with Fantastic Views Over Rolling Countryside & Cast Iron Multi Fuel Burning Stove
- Study/Sixth Bedroom
- Separate Utility Room & W/C
- Contemporary White Suite Family Bathroom
- Separate Shower Room
- Oil Fired Central Heating & uPVC Double Glazing Throughout
- Rear Gardens Laid in Lawns with Patio Area's, Ideal for Outdoor Entertaining
- Front Gardens Laid in Lawns with Mature Shrubs & Planting
- Ample Driveway Providing Carparking, Leading to the Double Detached Garage
- Convenient to Killinchy Primary School and Good Bus & Road Networks to Leading Grammar Schools.

Nearby to the shores of Strangford Lough, an area of truly outstanding natural beauty, there are numerous coastal and country walks to be enjoyed and for the sporting enthusiasts Strangford Lough Yacht Club and numerous spots for water sports activities are only a short drive away. The property is in close proximity to Killinchy Primary School with good road and bus networks to leading Grammar Schools. .



ROOM DETAILS

Ground Floor

- Front Porch
- Reception Hall
- Lounge
20'1" x 14'8"
- Living Room
14'9" x 14'4"
- Dining Room
12'4" x 9'8"
- Kitchen/Dining
21'6" x 11'1"
- Utility Room
16'6" x 8'4"

Ground Floor

- Downstairs WC
- Rear Hallway
- Bathroom
- Shower Room
- Bedroom Two
10'10" x 9'6"
- Study/Bedroom Six
13'3" x 12'5"
- Bedroom One
15'3" x 12'5"

First Floor

- Stairs and Landing
- Bedroom Three
20'1" x 11'8"
- Bedroom Four
15'6" x 11'9"
- Bedroom Five
13'8" x 10'3"

Outside

- Double Garage
21'9" x 19'3"
- Front garden laid in lawns with brick paviour driveway for ample off-street car parking, various loose stone pebbled areas, mature hedging and planting and shrubs, fantastic views over rolling countryside, rear garden laid in lawns with mature planting and hedging, various patio areas ideal for outdoor entertaining, rear yard, side garden laid in lawns with side patio area ideal for outdoor entertaining, fantastic views over rolling countryside, two storage sheds.









DIRECTIONS

Travelling from Comber on Killinchy Street, take the second exit at the roundabout onto Killinchy Road. Follow the road onto the A22. Turn right onto Ballybunden Road. Number 41 will be located on the left-hand side..



THE LOCAL AREA

Killinchy village sits on a hill overlooking Strangford Lough. The nearby settlement of Balloo is treated as part of Killinchy. Sketrick Castle is located near Killinchy and is estimated to date back to the 15th century.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	60	65
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

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

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

