



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**Church View, 1A Templeburn Road | Raffrey, BT30 9NF**  
**OFFERS AROUND £369,950**





# The Property

This well presented detached chalet bungalow provides both bright and versatile accommodation to suit the needs of a range of purchasers. Accommodation comprises of a fitted kitchen with an excellent range of high and low level units and casual dining. The reception space is further complimented by the spacious living room with a feature cast iron AGA multi fuel burning stove and a formal dining room. There are four well-proportioned bedrooms, with the principal bedroom benefitting from an ensuite shower room and a fifth bedroom/games room/study, along with an attractive white suite bathroom.

Further benefits include separate utility room, oil fired central heating and uPVC double glazed windows throughout.

The property is situated on a delightful site, with gardens laid in lawns and an array of colourful mature trees and shrubs. The gardens offer an excellent degree of privacy, ideal for outdoor entertaining. There is also paved patio area's providing the perfect setting for relaxation and outdoor entertaining, benefitting from the sun throughout the afternoon and into the evening. Additionally, the sweeping driveway provides ample carparking for numerous vehicles which lead to the attached garage. Furthermore there are stables and another detached garage, providing ample storage.

With so many great attributes this property is ideal for those seeking a relaxed picturesque setting with the convenience to road networks close by for commuting.







Offers Around **£369,950**  
Detached  
4 Bedrooms  
3 Receptions



# Accommodation

## Ground Floor

Spacious Reception Hall

**Living Room**  
15'7" x 14'

**Dining Room**  
14'5" x 10'2"

**Kitchen/Dining**  
17'8" x 10'9"

**Utility Room**

**Bedroom Two**  
12'5" x 12'4"

**En Suite Shower Room**

**Bedroom Three**  
13'11" x 12'5"

**Bedroom Four**  
13'5" x 10'4"

**Bathroom**

**Stairs and Landing**

## First Floor

**Principal Bedroom**  
14'1" x 11'

**En Suite Shower Room**

**Bedroom Five/Study/Games Room**  
26'6" x 11'1"

## Outside

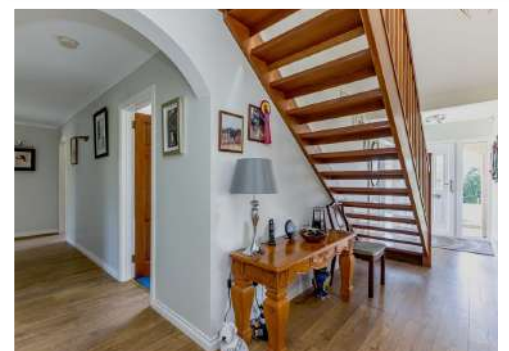
**Attached Garage**  
25'6" x 12'6"

**Detached Garage**  
18'4" x 12'7"

**Two Stables**

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)







## Property Features

- Beautifully Presented Detached Family Home Set in a Picturesque Rural Setting
- Landscaped Gardens with an Array of Colourful Mature Trees & Shrubs
- Four Well Proportioned Bedrooms
- Principal Bedroom with Ensuite Shower Room
- Fifth Bedroom/Study/ Games Room
- Fitted Kitchen with Excellent Range of High & Low Level Units & Casual Dining
- Living Room with Feature Cast Iron AGA Multi-Fuel Burning Stove
- Formal Dining Room
- Modern White Suite Family Bathroom
- Separate Utility Room
- Oil Fired Central Heating & uPVC Double Glazed Windows Throughout
- Sweeping Driveway Leading to the Attached Garage
- Gardens are Laid in Lawns with Patio Areas, Ideal for Outdoor Entertaining
- Additional Detached Garage, Along with Stables
- Within Close Proximity to Balloo Village with Range of Local Amenities and the Award Winning Balloo Restaurant
- Convenient to Well Renowned Primary Schools with Good Road Networks and Ease of Access to Public Transport Links to Leading Primary and Grammar Schools
- Shores of Strangford Lough with Strangford Lough Yacht Club Only a Short Drive Away







### First Floor





# Directions

Travelling from Comber towards Ballygowan on the Ballygowan Road. Take the first left at the roundabout onto Carrickmannon Road. Turn left onto Manse Road then right onto Templeburn Road. Number 1A will be located on the right hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		62	68
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
<i>Not energy efficient - higher running costs</i>			



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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