



Nestling in the heart of the County Down countryside, a few minutes from the many attractions of Strangford Lough. This 1900s original semi-detached cottage has been extended sympathetically to provide excellent accommodation with four bedrooms and three reception rooms ideal for a family.

The lounge and dining room are now situated in the original cottage. A major extension in the 1970's included the entrance hall, bathroom, fitted kitchen with dining area and three bedrooms. A further extension in 1987 added a kitchenette, bedroom with en-suite bathroom and cosy sitting room with access to a paved courtyard with sunny aspect. This part of the building is easily adaptable for separate self-contained living accommodation if required.

Externally, there is excellent driveway parking, attached garage, rear lawns and further paddock with separate access and wooden garden shed. The property is convenient to Strangford Lough Yacht Club, Killinchy Primary School, three good local restaurants and shopping at Balloo. Cross country drives to Killyleagh, Saintfield, Comber and even Belfast are relatively easy.

Offers Over
£290,000

20 Whiterock Road,
Whiterock,
Killinchy,
BT23 6PR

Viewing by
appointment
through agent
028 9066 3030



- Original Extended Semi-Detached Cottage Close to Strangford Lough with Paddock of Circa One Third of An Acre
- Lounge and Separate Dining Room
- Wooden Fitted Kitchen with Dining Area with Separate Utility Area
- Four Bedrooms, One with Ensuite Shower Room & Main Bathroom
- Sitting Room with Feature Fireplace and Access to Paved Courtyard
- Oil Fired Central Heating / uPVC Double Glazed Windows / Cavity Wall Insulation
- Driveway Parking for Several Cars and Attached Garage
- Paved Patio Area and Steps to Lawns Plus Further Paddock of Circa 1/3 Acre with Wooden/Garden Shed and Separate Access from Whiterock Road
- Requiring Some Modernisation & Updating but Priced Accordingly
- Close Proximity to Killinchy Primary School and Strangford Lough Yacht Club ideal for Those who Enjoy Sailing

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL:

LOUNGE: 16' 4" x 14' 9" (4.98m x 4.5m) (at widest points). Fireplace with wood burning stove, slate hearth and wooden mantle.



FORMAL DINING ROOM: 14' 4" x 8' 0" (4.37m x 2.44m) (at widest points).



INNER HALLWAY: Access to two partially floored roofspaces.

MAIN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with electric shower over, part tiled walls, wooden floor, tongue and groove ceiling, low voltage spotlights, hotpress.

FITTED KITCHEN WITH DINING AREA: 13' 6" x 12' 5" (4.11m x 3.78m) Range of wooden high and low level units, work surfaces, 1.5 bowl sink and drainer, integrated dishwasher, range cooker, space for fridge freezer, ceramic tiled floor, tongue and groove ceiling, low voltage spotlights, uPVC door to rear.



BEDROOM (1): 12' 8" x 12' 6" (3.86m x 3.81m) (at widest points).



BEDROOM (2): 12' 7" x 12' 2" (3.84m x 3.71m) (at widest points). Vanity unit with wash hand basin.



BEDROOM (3): 12' 2" x 6' 8" (3.71m x 2.03m) (at widest points).

REAR HALL: Open plan to . . .

UTILITY ROOM/KITCHENETTE: 8' 2" x 6' 2" (2.49m x 1.88m) Range of high and low level units, work surfaces, sink and drainer, space for cooker, part tiled walls, laminate wood effect floor, access to roofspace.

BEDROOM (4): 16' 0" x 7' 8" (4.88m x 2.34m)



ENSUITE BATHROOM: Peach suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with electric shower over, part tiled walls, ceramic tiled floor.

SITTING ROOM: 14' 7" x 11' 2" (4.44m x 3.4m) (at widest points). Cast iron fireplace with feature tiled inset, sliding patio door to patio.



Outside

Enclosed paved sun terrace, wooden gate to tarmac driveway parking for several cars accessed via pillars.

ATTACHED GARAGE 15' 11" x 11' 5" (4.85m x 3.48m) (at widest points). Wooden doors, plumbed for washing machine, space for tumble dryer, oil fired boiler.

Rear paved path and sitting area, steps to lawns and further paved area. Two wooden stables/garden sheds, small paddock of approximately one third of an acre with separate access.



Location:

Travelling out of Comber on the Killinchy Road, turn left after Balloo House into Beechvale Road, through Killinchy village and road becomes Whiterock Road. No 20 is on the left hand side.

Telephone 028 9066 3030

www.templetonrobinson.com

Ground Floor
Approx. 174.6 sq. metres (1879.3 sq. feet)



Energy Rating

Epc Type: Domestic
 Current: F34
 Potential: D57
 EPC Landmark Code: 2030-2525-1170-8505-0871
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		57
E 39-54	34	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Total area: approx. 174.6 sq. metres (1879.3 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

20 Whiterock Road

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

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