



# 161 KILLINCHY ROAD

Lisbane, BT23 5NE

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*Offers around* **£495,000**



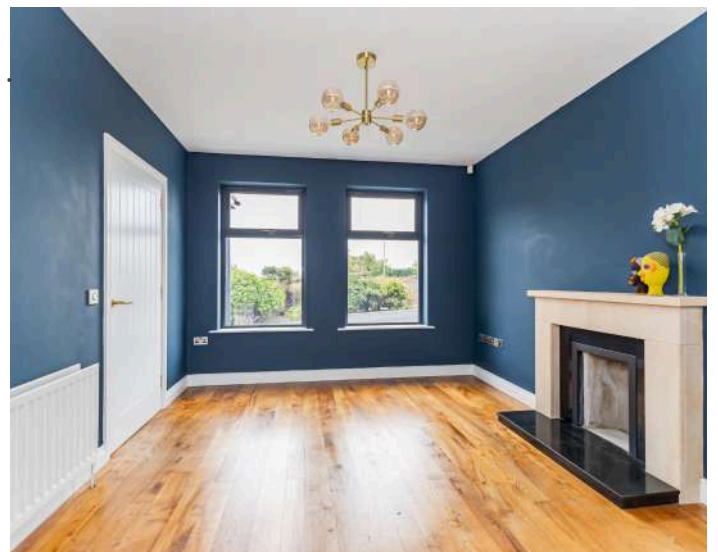
DETACHED | 4  | 3  | 3 

This well-built detached family home has just recently been renovated with no expense spared to the most pleasing standard throughout. The property extends to 2454 sq ft is set in a picturesque rural setting with views stretching to countryside and Strangford Lough .

This exceptionally well finished property is bright and spacious throughout and provides a versatile layout to suit the needs of a growing family. In brief, accommodation consists of Family room with solid oak floors, stone fireplace and views over Strangford Lough, Drawing room with feature bay window and feature fireplace, open plan Kitchen / Living and Dining area with recently installed Shaker style kitchen with Granite worksurfaces, part vaulted ceiling with French doors opening out to the patio area and driveway, and utility room with access to a contemporary WC. To the first floor four well-proportioned bedrooms, one with adjoining ensuite shower room and another with a wall partitioned walk around wet room, both with feature tiling. There is also an additional contemporary family bathroom with four piece white suite including free standing oval deep fill bath.

Externally, there are two tarmac driveways providing ample off street car parking, mature planting with shrubs to borders, paved patio areas to the side and rear of the property ideal to enjoy the summer evenings and private lawn to the rear with outlook over the fields beside.

Further benefits include integral garage, beam vacuum system, pressurised water system, oil fired central heating and double glazing throughout.



## KEY FEATURES

- Detached Family Home Recently Renovated Throughout to an Exceptional Finish with No Expense Spared
- Belfast City Centre - 10.2 miles / 28 min drive
- Bright, Spacious and Versatile Accommodation Throughout
- Family Room with Solid Oak Floors, Stone Fireplace and Beautiful Views Over Strangford Lough
- Drawing Room with Feature Bay Window, Solid Wood Floors and Feature Fireplace
- Open Plan Kitchen / Living / Dining Room with Recently Installed Shaker Style Kitchen and Granite Worktop, Part Vaulted Ceiling with French Doors to Driveway and Patio Area
- Separate Utility Room with Access to Contemporary WC
- Four Well Proportioned Bedrooms Two Benefitting Ensuite Facilities
- Contemporary Four Piece Family Bathroom with Feature Tiling
- Tarmac Driveways Providing Ample Off Street Car Parking
- Gardens with Mature Planting, Lawn and Patio Areas Ideal for Outdoor Entertaining, Young Children and Pets Alike
- Integral Garage With Outlook to Rear Gardens
- Beam Vacuum System
- Pressurised Water System
- Oil Fired Central Heating
- Double Glazing Throughout
- We Expect Demand to be High and Recommend Your Earliest Possible Viewing to Fully Appreciate all that is on Offer.

*. Located within Lisbane Village with a range of local amenities including the Poachers Pocket Restaurant. The location also provides ease of access to Balloo Village and a short drive to Killinchy, Comber, Newtownards, Dundonald and Belfast. The well renowned Killinchy Primary School is close by with good road networks and access to public transport from Balloo Village to leading Primary and Grammar Schools. The shores of Strangford Lough are only a short drive away where there are many coastal and countryside walks to be enjoyed and Strangford Lough Yacht Club is also close at hand for the sporting enthusiast.*



## ROOM DETAILS

### *Ground Floor*

- Covered Entrance Porch
- Reception Hall
- Lounge  
17' x 14'7"
- Family Room  
12'8" x 10'8"
- Kitchen/Living/Dining  
19'2" x 15'2"
- Utility Room  
5'4" x 11'4"
- Separate WC
- Garage  
16'9" x 16'5"
- Utility Room  
9'8" x 7'6"

### *First Floor*

- Spacious First Floor Landing
- Principal Bedroom  
16'8" x 12'5"
- En-suite Shower Room
- Bedroom Two with Wrap Round Wet Room  
16'2" x 16'6"
- Bedroom Three  
12'9" x 10'4"
- Bedroom Four  
12'9" x 10'8"
- Bathroom

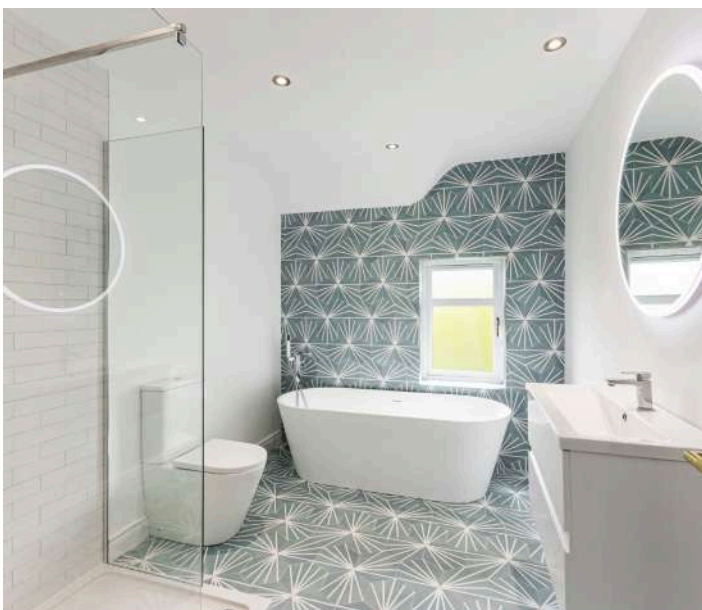
### *Outside*

- Dual tarmac driveway to front and rear with ample parking to both, mature planting and shrubs to borders, gardens laid in lawns to front and rear, paved patios to front, side and rear, outdoor lighting, water taps front and rear, gas point for cooker and well screened oil storage tank.









## DIRECTIONS

*From Comber Square head along Killinchy Street, go straight across the roundabout and continue straight towards Lisbane. Number 161 will be on your right-hand side.*



## THE LOCAL AREA

*Lisbane is a small village and townland between Balloo and Comber with pretty, scenic walks, rich history and glorious food on its doorstep including The Paochers Pocket and The Old Post Office Tea Rooms. Mahee Island is a short distance from Lisbane and hosts breathtaking views of Strangford Lough from the island's golf course. Places of considerable interest on the island include the ruins of Mahee Castle and Nendrum Monastery*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	61	67
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

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



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