

# RODGERS & BROWNE



4 Craigarusky Road  
Killinchy, BT23 6PQ

offers around £265,000



## *The Agent's Perspective...*

*"A deceptively spacious detached bungalow within a highly sought after setting. Its ease of maintenance both inside and out offers the potential buyer the opportunity to move in and enjoy straight away.*

*The location is second to none for those new to the area to those wishing to downsize yet be in walking distance of amenities"*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS





Drawing room



Drawing room



Entrance hall

### *The facts you need to know...*

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Charming detached bungalow situated only a short stroll from Balloo Village

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Easily maintained inside and out

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Drawing room with cast iron stove

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Oak kitchen opening to casual dining

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Three well proportioned bedrooms, main with ensuite shower room

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Main bathroom with white suite

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Oil fired central heating

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PVC double glazing

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Detached single garage

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Tarmac driveway to the rear of the house

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Fully enclosed rear garden offering private lawns, paths and patio areas plus gardens to each side and front

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Comber Village would be five minutes away with East Belfast being 12 miles and Belfast City Centre 15 miles away

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An array of amenities are close to hand from highly acclaimed restaurants, sailing clubs and schools to mention but a few.

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Kitchen with dining area



Cast iron stove

## *The property comprises...*

### **GROUND FLOOR**

PVC double glazed door leading to:

### **INNER HALLWAY**

Glazed door to:

### **ENTRANCE HALL**

Access to roofspace via a Slingsby style ladder. Storage cupboard.

### **DRAWING ROOM**

16' 2" x 14' 0" (4.93m x 4.27m)

Inglenook surround with cast iron stove, slate hearth.

### **KITCHEN WITH DINING AREA**

15' 8" x 13' 11" (4.78m x 4.24m)

Extensive range of high and low level oak units, glazed display, laminate worktops, one and a half stainless steel sink unit with mixer tap, five ring gas hob with extractor, double oven, integrated dishwasher, fridge freezer, PVC double glazed door to rear.





Main bedroom

**MAIN BEDROOM**

13' 10" x 10' 6" (4.22m x 3.2m)  
Including built-in wardrobes plus separate built-in wardrobe.

**ENSUITE SHOWER ROOM**

Comprising shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, part tiled walls.

**BEDROOM (2)**

9' 10" x 9' 9" (2.97m x 2.77m)

**BEDROOM (3)**

9' 9" x 9' 1" (2.97m x 2.77m)

**BATHROOM**

9' 8" x 7' 1" (2.95m x 2.16m)  
White suite comprising panelled bath with mixer tap and telephone shower, low flush wc, pedestal wash hand basin.

**Outside**

**SINGLE GARAGE**

19' 10" x 11' 6" (6.05m x 3.51m)  
Electric roller door. Light. Oil fired central heating boiler.

Fully enclosed rear garden laid in lawns, flowerbeds, gravel path. Large private patio. Access to each side and gardens to the front laid in lawns.

Tarmac driveway to the rear.



Ensuite shower room



Bedroom two



Bathroom



Bedroom three

*Additional information*

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rogersandbrowne.co.uk](http://rogersandbrowne.co.uk).

**ENERGY EFFICIENCY RATING (EPC)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

**TENURE**

LEASEHOLD - £50 per annum

**RATES**

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £1,524.60

**VIEWING**

By appointment with **RODGERS & BROWNE**.

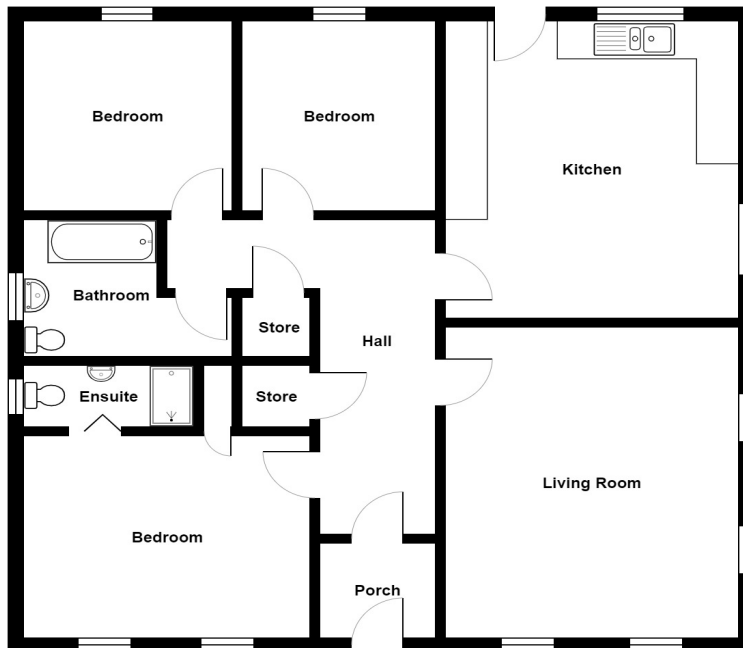


## Location

Travelling from the Comber Road roundabout towards Killinchy, continue on the Killinchy Road which becomes the Comber Road, passing through Lisbane to Balloo Village. When in Balloo Village Craigarusky Road will be on your left.



## Floor plan



Total Area: 104.4 m<sup>2</sup> ... 1124 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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&  
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F (028) 9042 1400

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### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.