

**18 Spinners Gate, Balloo
Killinchy, BT23 6WB**

Asking Price: £285,000

Property

Main Accommodation

Ideally positioned within this highly regarded residential development is this extremely well appointed detached villa.

Internally this fine property offers bright accommodation throughout comprising, four bedrooms master with ensuite shower room, spacious lounge with contemporary electric fire, modern fitted kitchen open plan to ample dining area and family bathroom with modern white suite. Further benefits include ground floor cloakroom, utility room, gas central heating and double glazed windows and doors.

Externally the property is positioned on a corner site with gardens to front, side and enclosed to rear. There is also a driveway to car parking for two cars.

This property is only a short stroll from Balloo with its many day to day amenities to include the popular Balloo house bar and restaurant. Public transport links for commuting to Belfast, Comber and Downpatrick are also easily accessible.

We have no doubt that this property will create an interest on today's market, early internal appraisal is strongly recommended in order to avoid disappointment.

Accommodation

Front door to entrance hall, ceramic tiled floor.

Ground Floor Cloakroom

White suite, semi pedestal wash hand basin with mixer taps and tiled splash back, dual flush close coupled WC, ceramic tiled floor, extractor fan.

Lounge

18'5" x 11'3" (5.61m x 3.43m)

Contemporary wall mounted electric fire, recessed low voltage spotlights, dual aspect.

Modern Fitted Kitchen Open Plan To Ample Dining Area

18'5" x 11'6" (5.61m x 3.5m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces and upstand, "Belling" stainless steel double built in oven and four ring gas hob, stainless steel chimney extractor fan, integrated dishwasher, integrated fridge freezer, recessed low voltage spotlights, concealed gas boiler, ample dining area, double glazed French doors to rear garden.

Utility Room

6'6" x 5'3" (1.98m x 1.6m)

Range of units, plumbed for washing machine, ceramic tiled floor, uPVC double glazed back door.

First Floor

Landing

LED inset lights to stairs, glass inset balustrade to staircase.

Slingsby type ladder to roof space.

Master Bedroom

11'7" x 10'8" (3.53m x 3.25m)

Recessed spotlights.

Ensuite Shower Room

Modern white suite, fully tiled built in shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin with mixer taps and tiled splash back, dual flush close coupled WC, chrome heated towel rail, ceramic tiled floor.

Bedroom Two

12'7" x 9'8" (3.84m x 2.95m)

Bedroom Three

11'4" (3.45) at widest x 8'3" (2.51)

Bedroom Four

7'9" x 7'3" (2.36m x 2.2m)

Family Bathroom With Modern White Suite

Panelled bath with mixer taps, thermostatically controlled shower, tiled splash back, ceramic tiled floor, chrome heated towel rail, semi pedestal wash hand basin with mixer taps and tiled splash back and inset mirror, dual flush close coupled WC.

Outside

Driveway to car parking for two cars.

Corner site, with front and side gardens in lawns.

Enclosed garden to rear in lawns, paved walkways, patio area.

Reeds Rains Ltd - Ballyhackamore

350 Upper Newtownards Road, BELFAST, BT4 3EX

T: 02890 655555

E: ballyhackamore@reedsrains.co.uk

reedsrains.co.uk

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