



An immaculately presented and tastefully decorated semi-detached property enveloped by well-tended, landscaped gardens positioned within the exclusive Spinners Gate development.

With no expense spared, the property has been finished to a notably high standard throughout leaving the eventual purchaser little to do but move in and enjoy. Accommodation briefly comprises living room, kitchen open plan to dining, utility / larder, cloaks WC and upstairs; three bedrooms – master with ensuite plus bathroom. Externally, this is enhanced by a tarmac driveway offering ample off-street parking. The house is enveloped by beautifully-tended gardens featuring an array of variety and colour.

An enviable location nearby Strangford Lough, an area renowned for its outstanding natural beauty yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute. Amenities located at Balloo village include Balloo House Pub & Restaurant, Coffee Shop & delicatessen plus petrol station with convenience store. There are also various outdoor recreational pursuits on your doorstep including countryside walks, horse riding and sailing. Offering all the comforts and convenience of modern home yet still boasting a degree of character and charm, this property will appeal to the most discerning purchaser.

Offers Over  
£229,950

15 Spinners Gate,  
Killinchy,  
NEWTOWNARDS,  
BT23 6WB

Viewing by  
appointment  
through agent  
028 9042 4747

- An immaculately presented and tastefully decorated semi-detached
- Occupying a cul-de-sac position within the exclusive Spinners Gate
- Finished to a high standard throughout
- Cloaks WC
- Living Room
- Open plan kitchen / dining to living
- Utility & store cupboard
- Three well-proportioned bedrooms (Principal with ensuite)
- Main bathroom
- Slingsby ladder to partially floored roofspace
- Tarmac driveway offering ample off-street parking
- Enveloped by enclosed, landscaped and beautifully-tended gardens
- Activities nearby include horse riding, countryside walks & sailing at Whiterock
- Amenities located at Balloo village include Balloo House Pub & Restaurant, Coffee Shop & delicatessen plus petrol station with convenience store
- An area renowned for its outstanding natural beauty yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards - ideal for commuters



The Property Comprises:

Ground Floor

Composite front door.

HALLWAY: Ceramic tiled floor, feature panelled walls.

CLOAKROOM: Low flush wc, wall mounted wash hand basin with mixer tap and tiled splashback, ceramic tiled floor, extractor fan.



LIVING ROOM: 13' 1" x 12' 2" (4m x 3.7m) Contemporary wall mounted electric fireplace, feature panelled walls.



KITCHEN OPEN PLAN TO DINING/LIVING AREA: 17' 1" x 16' 5" (5.2m x 5m) (at widest points). Shaker style kitchen with excellent range of high and low level units, laminate work tops and upstand, stainless steel sink with drainer and mixer tap, built-in Belling cooker, oven, grill, four ring gas hob and stainless steel extractor fan. Built-in fridge/freezer, built-in Nordmende dishwasher, ceramic tiled floor, low voltage spotlights. uPVC double glazed doors to exterior.



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UTILITY CUPBOARD: 5' 11" x 2' 11" (1.8m x 0.9m) Plumbed for washing machine, additional storage understairs, ceramic tiled floor, panelled walls.

Bespoke staircase with glazed balustrade and panelled walls to:

## First Floor

BEDROOM (1): 16' 5" x 10' 6" (5m x 3.2m)

DRESSING ROOM: Built-in robes with mirrored sliding doors.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with drencher shower and telephone hand shower, wash hand basin with mixer tap, tiled splashback. Low flush wc, heated towel rail, decorative tiled floor, fully tiled walls, window, extractor fan.





BEDROOM (2): 12' 6" x 8' 6" (3.8m x 2.6m)



BEDROOM (3): 10' 6" x 7' 10" (3.2m x 2.4m)



BATHROOM: Modern white suite comprising panelled bath with mains shower over, wall mounted wash hand basin with mixer tap, floor to ceiling splashback, low flush wc, ceramic tiled floor, heated towel rail, extractor fan, window.



ROOFSPACE ACCESS: via Slingsby type ladder. Partially floored.

## Outside

Tarmac driveway offering ample parking.

House is enveloped by beautifully tended gardens to side and rear.

Gardens in lawn bordered by well-stocked flowerbeds and planters boasting an array of variety and colour. Pebbled seating area. Bordered by fencing. Outside tap and light. Two electric sockets. Keter shed.







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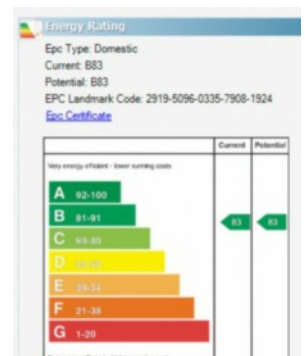


## Location:

Travelling South along the Comber Road, at Balloo turn right onto Saintfield Road. Spinners Gate is located on the right hand side. Take the second right into the cul-de-sac; Number 15 is positioned within the cul-de-sac.



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 Lisburn - 028 92 66 1700  
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