



204 KILLINCHY ROAD

Lisbane BT23 5NE

Offers around **£259,950**



DETACHED | 3  | 2  | 1 

This is a superb opportunity to purchase a recently renovated detached property located on the Killinchy road, Lisbane facing the popular Poachers Pocket Bar and Restaurant. This location provides a relaxed rural lifestyle whilst in good commuting distance to Saintfield, Comber, Newtownards and Belfast.

KEY FEATURES

- Recently Renovated Detached Property Located in Lisbane Facing the Popular Poachers Pocket Bar and Restaurant
- Three Well Proportioned Ground Floor Bedrooms
- Recently Installed Family Bathroom and Separate Impressive Newly Fitted Shower Room Both on the Ground Floor
- Additional Utility Room Providing Access to the Enclosed Private Rear Garden
- Truly Impressive Open Plan Kitchen, Living, Dining Room with Feature Open Fire, Beams and Corner Windows, Providing a Bright Spacious Area for the Whole Family
- Recently Installed Modern Fully Fitted Kitchen with a Full Range of High Quality integrated Appliances
- Ample Sized Tarmac Driveway Providing Off Street Car Parking
- Fully Enclosed Gardens with Mature Planting, Flowerbeds and Paved Patio Area Ideal for Outdoor Entertaining, Young Children and Pets Alike
- Oil Fired Central Heating
- Newly Installed Solid Oak Internal Doors Throughout
- Location Offers Relaxed Rural Lifestyle Whilst in Good Commuting Distance to Saintfield, Comber, Newtownards and Belfast
- Close Proximity to Balloo Village Offering Local Amenities and Award Winning Balloo House Restaurant



ROOM DETAILS

Ground Floor

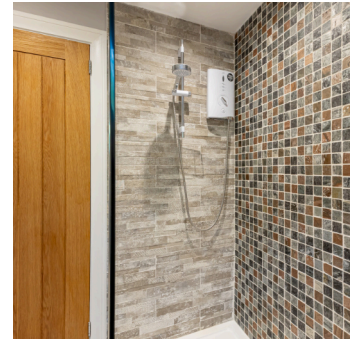
- Entrance Hallway
- Utility Room
9'2" x 7'8"
- Master Bedroom
11'3" x 13'0"
- Bedroom Two
9'9" x 13'0"
- Bedroom Three
9'9" x 11'9"
- Family Shower Room
- Family Bathroom
- Stairs Leading to First Floor

First Floor

- Kitchen/Living/Dining
13'6" x 38'5"

Outside

- To the front a tarmac driveway providing ample off street car parking, enclosed by mature planting. To the side and back of the property a fully enclosed garden with paved patio area courtyard, mature planting and flowerbed boarder. Outside water tap, oil tank.



DIRECTIONS

From Comber Square head along Killinchy Street, continue straight onto Killinchy Road towards Lisbane number 204 will be on the left hand side facing The Poachers Pocket.



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 Poachers 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		
	CURRENT	POTENTIAL
92+ A Very energy efficient – lower running costs		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F	32	54
1-20 G NOT energy efficient – higher running costs		

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



OUR BRANCHES

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