



14 BALLYMACASHEN ROAD

Killinchy, BT23 6SH

Offers around **£350,000**

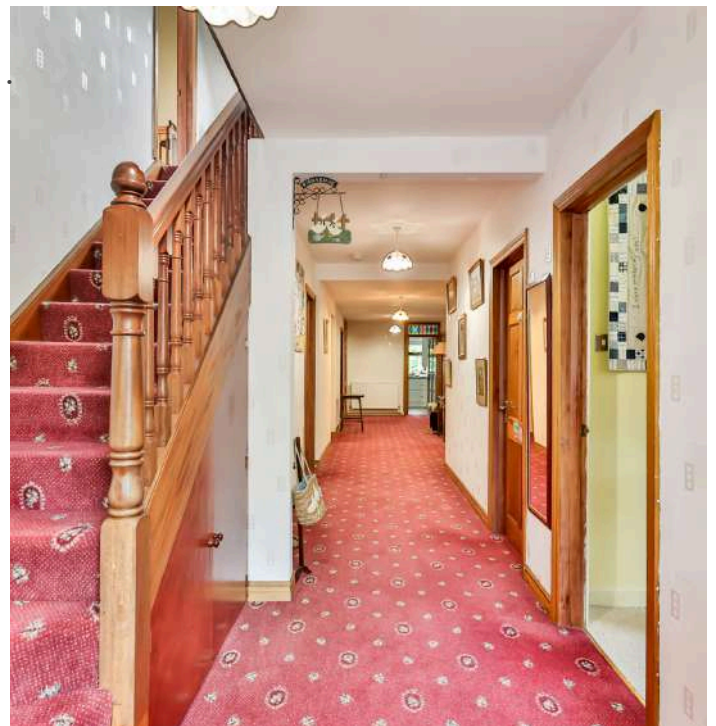


DETACHED | 5  | 3  | 3 

This detached bungalow is located on Ballymacashen Road, Killinchy, offering a wealth of versatile living and bedroom space for a growing family. The location benefits all the attributes of a relaxed rural lifestyle whilst in good commuting distance to Saintfield, Comber, Newtownards and Belfast. .

Accommodation in brief consists of large entrance hall, family lounge with feature multi-burning stove, kitchen with adjoining breakfast room, separate utility room, five well-proportioned bedrooms, four of which are situated on the ground floor, additional family room on the first floor with views over rolling countryside, a family bathroom and additional family shower room both located on the ground floor.

Externally, the property offers an abundance of space with an extensive lawn surrounded with mature planting, tarmac driveway providing ample car parking, patio area, BBQ area, growing boxes, green house and a double garage with adjoining car port.



KEY FEATURES

- Detached Family Home Located on the Ballymacashen Road, Killinchy
- The Location Benefits Attributes of a Relaxed Rural Lifestyle Whilst in Good Commuting Distance to Saintfield, Comber, Newtownards and Belfast
- Large Entrance Hallway
- Family Lounge with Feature Multi-Burning Stove
- Kitchen with Adjoining Breakfast Room
- Separate Utility Room Providing Access to the Garden
- Five Well Proportioned Bedrooms
- Family Bathroom and Family Shower Room both Situated on the Ground Floor
- Externally, The Property Offers an Abundance of Space
- Extensive Lawn Surrounded with Mature Planting, Tarmac Driveway, Patio Area, BBQ Area, Growing Boxes and Green House
- Double Garage with Adjoining Car Port
- Oil Fired Central Heating
- uPVC Double Glazing
- This Property has so Much Potential and we Expect Demand to be High

WHAT THE OWNER'S SAY...

The property is within close proximity of Balloo Village offering a selection of local amenities and the award winning Balloo House Restaurant. The location also offers convenience to the well-established Killinchy Primary School with good road and bus networks to leading Grammar Schools.



ROOM DETAILS

Ground Floor

- Breakfast Room
- Family Lounge
14'11" x 20'4"
- Kitchen
12'10" x 9'10"
- Dining Room
9'8" x 9'10"
- Bedroom One
13'9" x 10'5"
- Bedroom Two
9'8" x 10'4"
- Bedroom Three
9'8" x 10'5"
- Bedroom Four
6'7" x 10'5"
- Utility Room
9'8" x 7'6"
- Family Shower Room
- Family Bathroom

First Floor

- Landing
- Master Bedroom
8'10" x 14'6"
- En-suite Shower Room
- Living Room/Bedroom
Six
14'6" x 14'6"

Outside

- Double Garage
26'3" x 19'8"

Outside

- Tarmac driveway providing ample off street car parking, large lawns, mature planting with trees, palm trees, plants and shrubs, growing boxes, patio area, BBQ area, green house, outside water, outside light









DIRECTIONS

From Comber head straight along the Killinchy Road, take the first right after the Crafty Fox, continue straight until you reach the church then take the next left turn, number 14 will be up the laneway on the left-hand side. .



THE LOCAL AREA

Killinchy village sits on a hill overlooking Strangford Lough. The nearby settlement of Balloo is treated as part of Killinchy. Sketrick Castle is located near Killinchy and is estimated to date back to the 15th century. The Annals of the Four Masters record the capture of the castle in 1470. It was intact until the end of the 19th century when a storm demolished much of it. In 1957 a stone subterranean passage was discovered.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	56	61
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

