

Tim Martin
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40 Kilcarn Road
Killinchy
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Offers Around
£495,000

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SUMMARY

This beautifully positioned detached family home occupies a superb site in this most pleasing rural location close to Killinchy.

The property, fitted with oil fired central heating and PVC double glazing, enjoys a superb B85 energy rating and has been finished to an extremely high standard throughout leaving the growing or established family nothing to do but move straight in and enjoy rural life!

On the ground floor, a spacious reception hall makes way to three reception rooms, sunroom, a modern fitted kitchen which is open plan to a spacious living and dining area with wood burning stove, utility room and separate WC. The first floor boasts five excellent sized bedrooms with the principal bedroom enjoying an en suite shower room and a family bathroom fitted with a modern white suite.

A detached double garage is approached by the spacious driveway with electric gates, whilst the gardens are laid out in lawn with a spacious decking area providing excellent entertaining space for all to enjoy.

Killinchy is only a short drive away where many amenities are available to include the renowned Balloo House restaurant, McCanns convenience store with Post Office, filling station and The Crafty Fox gift shop. Killinchy Primary School is also convenient as too is the bus network to many of the top grammar schools in the greater Belfast area. For the sporting enthusiast, Strangford Lough is close by where many water sports and beautiful coastal walks are available.

FEATURES

- Beautifully Presented Detached Family Home In This Pleasing Rural Location
- Five Excellent Sized Bedrooms With Principal Bedroom En Suite
- Three Reception Rooms Plus Sun Room
- Modern Fitted Kitchen With Matching Island Unit Open Plan To A Spacious Living And Dining Area
- EV Charging point installed.
- Fibre Internet
- Spacious Driveway With Electric Gates Leading To Detached Double Garage
- Oil Fired Central Heating, PVC Double Glazing And B85 Energy Rating
- Spacious Gardens Laid Out In Lawn With Decking Area and Enclosed Dog Run
- Within Close Proximity To Balloo, Killinchy Primary School And Convenient Commuting Distance To Downpatrick And Belfast

Reception Hall

Glazed entrance door with side lights; tiled floor; telephone connection point.

Cloakroom

Lounge

17'3 x 15'10 (5.26m x 4.83m)

Max Measurements

Granite fireplace with matching hearth; open fire; modern granite fire surround; TV and telephone connection points.

Dining Room

17'3 x 16'10 (5.26m x 5.13m)

Wood effect tiled floor; TV aerial connection point; glazed double doors through to:-

Kitchen / Living / Dining Area

32'9 x 16'1 (9.98m x 4.90m)

Excellent range of modern painted finish high and low level cupboards and drawers with matching glazed display cupboard and wine rack; matching island unit with pop up sockets; 1½ tub stainless steel sink unit with swan neck mixer taps; Leisure range cooker with 5 ring gas hob; concealed extractor fan over; Samsung American style fridge / freezer; Neff dishwasher; Bosch microwave; Granite worktops with matching upstands; recessed spotlights; tiled floor; red brick fire place with wood burning stove on slate tiled hearth.

Utility Room

14'2 x 9'0 (4.32m x 2.74m)

Good range of painted finish high and low level cupboards incorporating single drainer stainless steel sink unit with mixer tap; formica worktops; space and plumbing for washing machine and tumble dryer; tiled splashback; tiled floor; glazed uPVC door to rear; extractor fan.

WC

9'0 x 5'0 (2.74m x 1.52m)

Modern white suite comprising dual flush WC and pedestal wash hand basin with mono mixer taps; tiled floor; towel radiator; recessed spotlights.

Family Room / Playroom

15'10 x 12'8 (4.83m x 3.86m)

Tiled floor; TV aerial connection point.

Sun Room

14'8 x 12'1 (4.47m x 3.68m)

Recessed spotlights; tiled floor; TV aerial connection point.

First Floor / Landing

Access to roof space; study area.

Bedroom 1

17'4 x 15'10 (5.28m x 4.83m)

TV aerial connection point.

Bedroom 2

17'3 x 16'2 (5.26m x 4.93m)

Bedroom 3**16'2 x 12'3 (4.93m x 3.73m)**

Tv connection point.

Bedroom 4**15'10 x 12'8 (4.83m x 3.86m)**

Tv connection point.

Principal Bedroom**20'1 x 16'2 (6.12m x 4.93m)**

TV aerial connection point.

En-Suite Shower Room**9'0 x 5'0 (2.74m x 1.52m)**

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding doors; pedestal wash hand basin with mono mixer taps; close coupled WC; tiled floor; towel radiator; recessed spotlights; extractor fan.

Family Bathroom**14'2 x 9'0 (4.32m x 2.74m)**

Modern white suite comprising free standing roll top bath with mixer taps; separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding door; close coupled WC; pedestal wash hand basin with mono mixer taps; tiled floor; towel radiator; recessed spotlights; extractor fan.

Outside

Ramp leading to the back door; Electric operated gates and spacious driveway leading to the front, side and rear of the property and to:-

Detached Double Garage**22'11 x 18'10 (6.99m x 5.74m)**

Roller shutter door; glazed uPVC door to side; light and power points; Warmflow oil fired boiler.

Gardens

Spacious gardens surround the property and are laid out in lawn; spacious decking area; enclosed dog run; EV charging point; outside lights and water taps.

Tenure

Freehold

Capital / Rateable Value

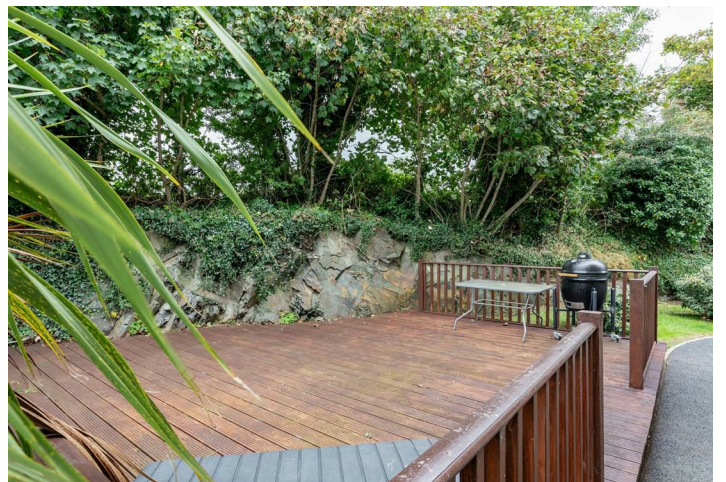
£490,000. Rates Payable = £3654.80 per annum (approximately).







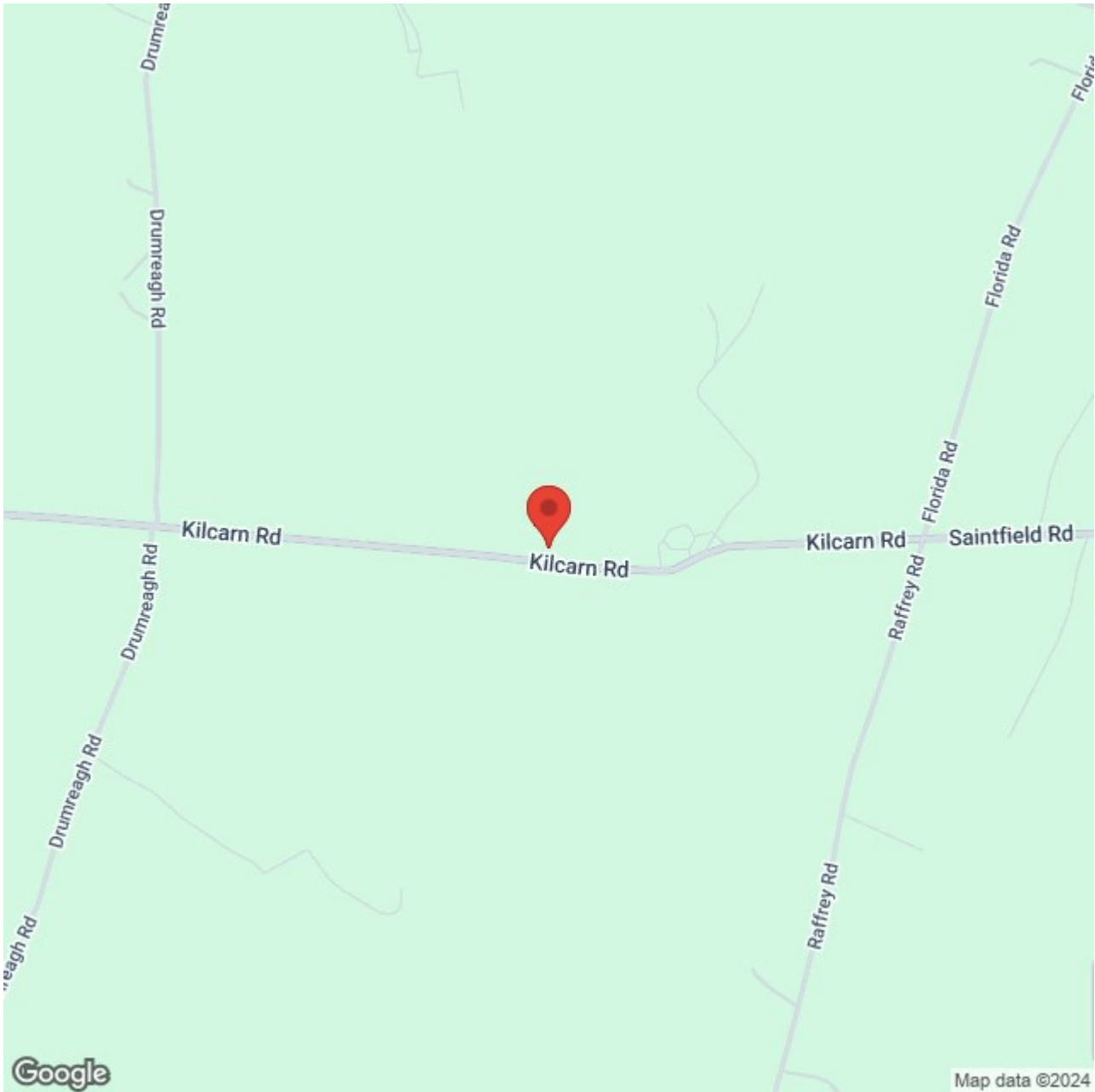








Total area: approx. 350.3 sq. metres (3771.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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