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**113 Whiterock Bay
Whiterock, Killinchy
BT23 6QA**

**Asking Price
£395,000**

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SUMMARY

This well presented and spacious detached property occupies an enviable site with uninterrupted views over Whiterock Bay, Strangford Lough and the Ards Peninsula and is perfect for growing or established families or those wishing to downsize to this highly desirable area.

The property enjoys a superb layout with the living accommodation designed to take full advantage of the stunning lough views and opening out to the front lawn. The spacious lounge boasts a floor to ceiling feature fireplace with part vaulted ceiling and feature ceiling beams and opens through to a study area, whilst a spacious dining room leads to the modern kitchen with an excellent range of integrated appliances. Three excellent sized bedrooms including the principal bedroom ensuite are located to the rear of the property, as too is a snug/bedroom 4 and the conservatory which overlooks the private rear gardens. The property is further enhanced by a modern fitted bathroom with separate WC and cloakroom with WC.

Outside, a spacious driveway provides ample parking and leads to an attached double garage. The front gardens are laid out in rolling lawn with superb lough views, whilst the partially enclosed rear gardens are laid out in lawn with paved patio area.

113 Whiterock Bay is perfectly located within walking distance of Strangford Yacht club boasting a wealth of water sports for all ages, whilst the ever popular Daft Eddies pub/restaurant and coffee shop is only a short stroll away on the beautiful Sketrick Island. Many other local amenities are easily accessible in Killinchy with the renowned and award winning Balloo House restaurant, Crafty Fox gift shop, petrol station, McCann's convenience store and Killinchy Primary School. A regular bus network at Balloo serves many secondary and grammar schools within the surrounding and Greater Belfast area.

FEATURES

- Well Presented Detached Property Occupying An Enviable Site Within This Highly Desirable Area
- Three Or Four Bedroom Layout With The Principal Bedroom Enjoying An Ensuite Shower Room
- Two Reception Rooms Opening Onto The Front Lawn With Lough Views
- Conservatory Overlooking Rear Gardens
- Modern Fitted Kitchen With Integrated Appliances
- Bathroom With Modern White Suite And Separate WC
- Spacious Driveway Leading To The Attached Double Garage
- Front Gardens Laid Out In Lawn And Partially Enclosed Rear
- Within Walking Distance To Strangford Lough Yacht Club And Daft Eddies Restaurant And Coffee Shop
- Close Proximity To Killinchy Primary School, Balloo House Restaurant, Crafty Fox Gift Shop And Public Transport

Entrance Porch

Tiled floor; glazed door through to:-

Entrance Hall

Oak wood strip floor; built in cloak cupboard; part pine tongue and groove ceiling; hotpress with insulated copper cylinder and Willis type immersion heater.

WC

Low flush WC and pedestal wash hand basin; oak strip floor; tiled walls.

Lounge 27'8 x 14'2 (8.43m x 4.32m)

Stunning floor to ceiling fire place with open fire; tiled hearth; oak wood strip floor; tongue and groove part vaulted ceiling with feature beams; sliding patio door to front gardens with uninterrupted views over Strangford Lough; open through to:-

Study 11'2 x 6'11 (3.40m x 2.11m)

Oak wood strip floor; tongue and groove part vaulted ceiling; telephone connection point.

Dining Room 14'0 x 10'7 (4.27m x 3.23m)

Oak wood strip floor.

Kitchen 14'11 x 14'4 (4.55m x 4.37m)

Max Measurements - L Shaped

Extensive range of modern wood high and low level cupboards and drawers with matching glazed display cupboards incorporating single drainer stainless steel sink unit with swan mixer tap; integrated Belling electric double under oven with Bosch 4 ring ceramic hob; granite splashback; Bosch extractor hood over; integrated Beko dishwasher; Bosch fridge / freezer; Logik washing machine; Blomberg fridge; granite worktops with matching upstands; recessed spotlights; oak wood strip floor; glazed uPVC door to the side.

Bathroom 6'4 x 4'11 (1.93m x 1.50m)

Modern white suite comprising panelled bath with pillar mixer taps and telephone shower attachment; pedestal wash hand basin; part tiled walls; tiled floor; towel radiator.

Separate WC

White close coupled WC

Bedroom 1 14'0 x 13'6 (4.27m x 4.11m)

Built in wardrobes; wood laminate floor; recessed spotlights.

En-suite Shower Room 7'0 x 4'5 (2.13m x 1.35m)

Modern white suite comprising tiled shower cubicle with Triton electric shower unit and wall mounted telephone shower attachment; fitted glass sliding doors; close coupled WC; wall mounted wash hand basin and vanity unit under; tiled walls and floor; towel radiator; recessed spotlights.

Bedroom 2 10'8 x 8'0 (3.25m x 2.44m)

Wood laminate floor.

Bedroom 3 14'0 x 9'11 (4.27m x 3.02m)

Wood laminate floor; recessed spotlights.

Bedroom 4 / Snug 9'5 x 6'6 (2.87m x 1.98m)

Wood laminate floor; sliding door through to:-

Conservatory 12'9 x 11'0 (3.89m x 3.35m)

Wood laminate floor; glazed uPVC door to rear gardens.

Outside

Spacious driveway leading to:-

Attached Double Garage 18'7 x 16'11 (5.66m x 5.16m)

Twin up and over doors; light and power points.

Gardens

Front gardens laid out in lawn with brick pavia patio area enjoying stunning views over Strangford Lough.

Partially enclosed rear gardens laid out in lawn and planted with mature hedging and trees; brick pavia patio area.

Boiler House

with Grant condensing oil fired boiler

Store

Capital / Rateable Value

£280,000. Rates Payable = £2558.36 per annum (approx)



Total area: approx. 182.9 sq. metres (1969.1 sq. feet)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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