



# 79 BALLYMORRAN ROAD

Killinchy, BT23 6UA

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*Offers over* **£225,000**



DETACHED BUNGALOW | 3  | 1  | 1 

This exceptionally well presented detached cottage is located on the outskirts of Balloo which offers a quite rural property. Yet close to the town of Balloo which offers a range of shops and restaurants.

## KEY FEATURES

- Delightful Cottage Offering Timeless Charm and Exciting Potential
- Nestled on the Scenic and Peaceful Ballymorran Road in Killinchy
- Generous Plot extending to approx. ¼ acre with Beautiful Mature Gardens and Fruit Bearing Trees Overlooking Rolling Countryside
- Close to Many Local Amenities with both Comber and Saintfield Close by Offering Further Amenities
- Excellent Range of Well Renowned Schools and Restaurants Close by
- Family Lounge with Multi-Fuel Stove
- Country Kitchen with Ample Dining and Outlook Over Rear Garden
- Three Well Proportioned Bedrooms
- White Suite Family Bathroom
- Ample Off Street Car parking
- Oil Fired Central Heating
- Live Planning Permissions for Either Extension or Replacement Dwelling
- Rare Gem Perfect for Those Seeking Peaceful Rural Lifestyle – Early Viewing Highly Recommended
- Broadband speed: ultra fast



## ROOM DETAILS

### Ground Floor

- Reception Hall
- Master bedroom  
10'9" x 9'6"
- Bedroom Two  
6'11" x 9'5"
- bathroom  
7'10" x 4'11"
- Kitchen  
7'10" x 9'1"
- Lounge  
14'4" x 10'0"
- Dining area  
7'10" x 5'7"

### Outside

- Wood Shed  
5'11" x 4'1"
- Ample Driveway Parking
- Mature Front Gardens  
With Mature Trees, Fruit  
Bearing Trees And A  
Natural Stone Wall.
- Gardens Laid in Lawn.



## DIRECTIONS

*From Comber Square head down Killinchy Street onto Killinchy Road. Continue through Lisbane and Balloo then take a left onto Tullycore Road. At the end of the road take a right to stay on Tullycore Road and then a left onto Ballymorran Road. Number 79 will be on the left-hand side.*



## THE LOCAL AREA

*This house is located close to the town of Balloo which has fabulous restaurants like The Balloo House. There are also a range of shops like The Crafty Fox or McCann's. Balloo also offers public transport to Lisbane and Comber which provides access to leisure facility's, shops and restaurants. The property is also close to the shores of Strangford Lough which hosts a number of sporting clubs like Killinchy Cycling Club or Strangford Yacht Club.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		56
39-54 E	48	
21-38 F		
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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