



3 HOLLY CRESCENT

Killinchy, BT23 6SW

Offers around **£160,000**



SEMI-DETACHED BUNGALOW | 3 | 1 | 1

This charming three bedroom semi- detached bungalow is nestled near the picturesque and sought after village of Killinchy. Killinchy offers a perfect blend of rural tranquillity and modern convenience. .

KEY FEATURES

- Charming Three Bedroom Semi- Detached Bungalow Nestled in the Picturesque Village of Killinchy
- Set on an Elevated Site with Stunning Views of Rolling Countryside
- Cosy Family Lounge Room with Feature Multi-Burning Stove
- Fully Fitted Kitchen With Ample Dining Space and Views Over the Rear Graden
- Three Well Proportioned Bedrooms
- Modern White Suite Family Bathroom
- Resident and Guest Communal Parking
- Front Garden Laid in Lawn
- Fully Enclosed Rear Garden Laid in Lawn with Mature Planting and Grow Beds
- Shed Currently Utilised as a Utility Area and Perfect for Additional Storage
- Oil Fired Central Heating
- Fantastic Opportunity to Enjoy Both Countryside Living and Comforts of a Welcoming Home
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

- Reception Hall
- Lounge
8'6" x 14'1"
- Kitchen/Dining
8'10" x 11'11"
- Bathroom
5'9" x 6'6"
- Master Bedroom
12'5" x 9'5"
- Bedroom Two
8'11" x 10'
- Bedroom Three
6'11" x 9'5"

Outside

- Resident and guest communal parking
- Enclosed front garden laid in lawn
- Fully enclosed rear garden laid in lawn with mature planting and grow beds
- Views over rolling countryside. Paved patio area ideal for outdoor entertaining, enclosed area for oil tank, summer house, small shed for storage, larger shed currently utilised as utility area with light and power



DIRECTIONS

Starting at Comber Square turn onto Killinchy Street. Once you are at the roundabout take the second exit on to Killinchy Road. Continue on this road until you reach Balloo then turn right down Thornyhill Road then turn left onto Holly Park Road. Once you reach the second row of bungalows No 3 Holly Crescent will be on your right.



THE LOCAL AREA

This house is located close to the towns of Killinchy and 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	65	70
39-54	E		
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

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

