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Estate Agent of the Year  
Northern Ireland 2016

Tim Martin  
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CELEBRATING 30 YEARS IN BUSINESS



31 Thornyhill Road  
Killinchy BT23 6SL

OFFERS  
AROUND

£225,000

A spacious family residence site on a slightly elevated position overlooking the surrounding countryside.

The property offers good sized accommodation on two floors including 2½ reception rooms, conservatory, four bedrooms (master bedroom en suite) and a farmhouse sized kitchen. Cloakroom and principal bathroom complete the picture.

The property is approached via a decorative gravelled drive with ample parking leading to the integral garage.

The property is located a short drive to Killinchy with a fine selection of shops, award winning restaurants, pub and a choice of yacht clubs within easy reach.



## ACCOMMODATION

### RECEPTION HALL

#### LOUNGE 4.75m (15'7) x 4.52m (14'10)

Approached through glazed double doors; cream marble and slate fireplace and hearth with carved Adam style pine surround; 4 wall lights; telephone connection point; open plan to:-



#### BREAKFAST AREA 3.73m (12'3) x 3.58m (11'9)

Sliding patio door and side panel to conservatory.



#### CONSERVATORY 4.34m (14'3) x 2.67m (8'9)

Ceramic tiled floor; door to garden.



#### DINING ROOM 4.57m (15'0) x 4.24m (13'11)

Serving hatch from kitchen.

#### KITCHEN 6.65m (21'10) x 3.56m (11'8)

1½ tub single drainer stainless steel sink unit with chrome mono mixer tap; range of painted eye and floor level cupboards and drawers; matching glazed and illuminated display cupboards; formica worktops; cooker space with stainless steel extractor unit over; Belko dishwasher; sliding patio door and side panel to rear patio; wood laminate floor; range of built in oak storage cupboards with bookshelves over; housing for fridge / freezer; ceiling spot lights.





**REAR HALL** Built-in cloak cupboard; door to garage.

**CLOAKROOM**

White suite comprising wash hand basin; low flush wc; wood laminate floor.

**FIRST FLOOR LANDING** Hotpress with copper cylinder.

**BEDROOM 1 4.27m (14'0) x 4.04m (13'3)**

Double and single built-in wardrobes with matching nest of drawers; cupboards over; cupboards over; built in workstation with fitted drawers and storage shelves.



**BEDROOM 2 5.23m (17'2) x 2.67m (8'9)**

Double built-in wardrobe; two velux ceiling windows; fluorescent light.



**PRINCIPAL BATHROOM 3.2m (10'6) x 2.67m (8'9)**

King coloured suite comprising pine tongue and groove panel bath; chrome mixer taps; telephone shower attachment; close coupled wc; pedestal wash hand basin; half tiled walls; velux ceiling window; strip light; shaver socket over wash hand basin; wood laminate floor; fluorescent light.



**MASTER BEDROOM EN SUITE**

**4.78m (15'8) x 3.38m (11'1)** minimum measurement  
Double and single built-in wardrobes; matching nest of cupboards; telephone connection point; tv aerial point.



**EN SUITE SHOWER ROOM 2.06m (6'9) x 1.96m (6'5)**

Coloured suite comprising tiled shower cubicle with Aqualisa thermostatically controlled shower; pedestal wash hand basin; close coupled wc; tiled walls.



## OUTSIDE

Stone effect walls to cattle grid and short bitmac drive to decorative gravelled parking to front of residence leading to:-

## INTEGRAL GARAGE 6.48m (21'3) x 5.46m (17'11)

Fluorescent light and power points; 2 up and over doors; work bench; small storage loft.

## BOILER ROOM 4.57m (15'0) x 4.85m (15'11)

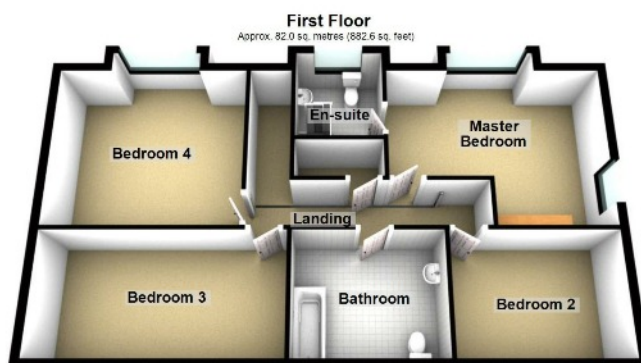
Plumbed for washing machine; Grant oil fired boiler; fluorescent light; double drainer stainless steel sink unit with mixer tap; plumbed for washing machine.

## GARDENS

To front, side and rear laid out in lawns and planted with a fine selection of ornamental and flowering shrubs and trees. A set of steps leads up to an upper rear garden laid down to lawns. A bitmac pavia patio is situated to the rear of the residence. Enclosed dog run; Pvc oil storage tank; wooden garden shed.



Very energy efficient - lower running costs	Current	Potential
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		48
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



**CAPITAL / RATEABLE VALUE** £310,000 Rates Payable = £2429.16 per annum (approx.)



### VIEWING

By Appointment with Agent



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