

Tim Martin
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**8 Inishanier
Whiterock, Killinchy
BT23 6SU**

**Offers Around
£260,000**

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SUMMARY

A spacious, detached bungalow situated in generous gardens in this popular residential development.

The property, ideally located within walking distance of Strangford Lough, yacht club and Daft Eddies restaurant, provides a versatile living space to suit many family needs, including those less able.

The accommodation comprises three reception rooms, four bedrooms including master en suite, fitted kitchen and laundry room, bathroom and second shower room over two levels. The property is fitted with oil fired central heating and double glazing.

the large double garage, with access from the kitchen, provides the opportunity for conversion to additional accommodation if desired.

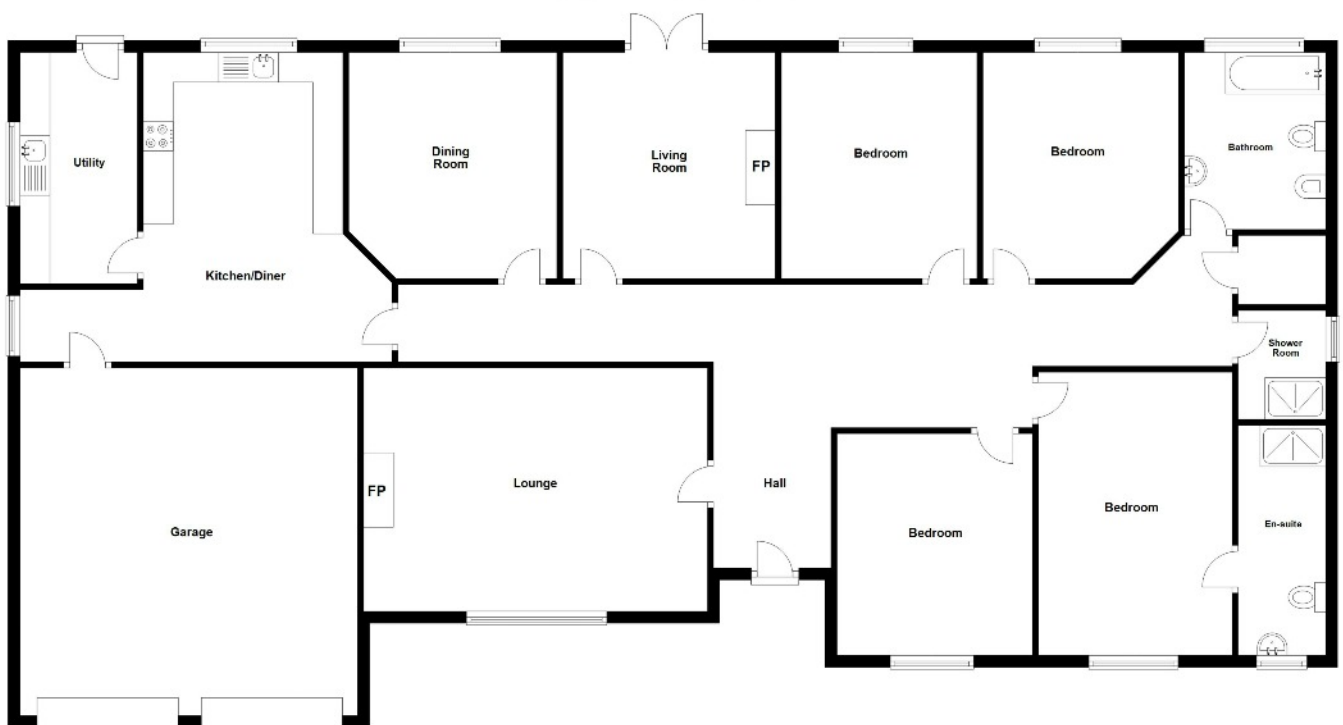
The property requires some updating but is realistically priced to allow for same.

FEATURES

- Spacious Detached Bungalow
- Lounge, Dining Room and Family Room
- Four Bedrooms including Master En Suite
- Double Garage Accessed from the Kitchen - Ideal for Additional Accommodation (if desired)
- Principal Bathroom and Second Shower Room
- Double Glazing
- Oil Fired Central Heating
- Spacious Enclosed Rear Gardens

Ground Floor

Approx. 219.8 sq. metres (2365.5 sq. feet)



ACCOMMODATION

RECEPTION HALL

LOUNGE 5.77m (18'11) x 4.06m (13'4)

Tiled fireplace and hearth; carved hardwood surround; gas coal effect fire.



DINING ROOM 3.89m (12'9) x 3.48m (11'5)

TV aerial connection; telephone connection point.



FAMILY ROOM 3.89m (12'9) x 3.56m (11'8)

Hardwood and laminate fireplace with electric coal effect fire; double patio doors to gardens.



KITCHEN 5.31m (17'5) x 4.14m (13'7)

maximum measurements

1½ tub single drainer stainless steel sink unit with mixer taps; good range of light oak eye and floor level cupboards and drawers with matching eye level leaded and glazed display cupboards; space and plumbing for dishwasher; space for fridge and electric cooker with extractor hood and canopy over; part tiled walls.



LAUNDRY ROOM 3.86m (12'8) x 1.96m (6'5)

Single drainer stainless steel sink unit with mixer taps; range of light oak laminate eye and floor level cupboards; formica worktops; plumbed and space for washing machine and tumble dryer.



BEDROOM 1 3.86m (12'8) x 3.25m (10'8)

TV aerial connection point.



BEDROOM 2 3.86m (12'8) x 3.25m (10'8)

PRINCIPAL BATHROOM 2.92m (9'7) x 2.36m (7'9)

Champagne coloured suite comprising panelled bath; pedestal wash hand basin; close coupled wc; bidet; ½ tiled walls; strip light with shaver socket; ½ tiled walls; extractor fan.

HOTPRESS

Insulated copper cylinder and Willis type immersion heater.

SHOWER ROOM 1.83m (6'0) x 1.45m (4'9)

White disabled shower with ½ shower folding doors; Mira Excel thermostatically controlled shower; part tiled walls; non slip floor.

BEDROOM 3 3.71m (12'2) x 3.28m (10'9)

Wood laminate floor.



MASTER BEDROOM EN SUITE

4.8m (15'9) x 3.25m (10'8)

Telephone and TV aerial connection points.

WET ROOM SHOWER ROOM

3.84m (12'7) x 1.45m (4'9)

Shower area with thermostatically controlled shower; close coupled wc; pedestal wash hand basin; ceramic tiled walls; non slip floor.

Spacious bitmac drive with ample parking leading to:-

DOUBLE INTEGRAL GARAGE

5.84m (19'2) x 5.38m (17'8)

Twin up and over door (one electrically operated); fluorescent light and power points; Worcester oil fired boiler.





GARDENS


Spacious gardens to front and rear laid out in lawns and planted with a selection of ornamental and flowering shrubs. The rear gardens are enclosed with vertical board fencing to provide good privacy.





CAPITAL / RATEABLE VALUE £230,000. Rates Payable = £1861.85 per annum (approx)



	Current	Potential
A 92-91 Very energy efficient - lower running costs		
B 81-91		
C 69-80		
D 55-68		55
E 39-54	31	
F 21-38		
G 1-20 Not energy efficient - higher running costs		

Comber ■

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