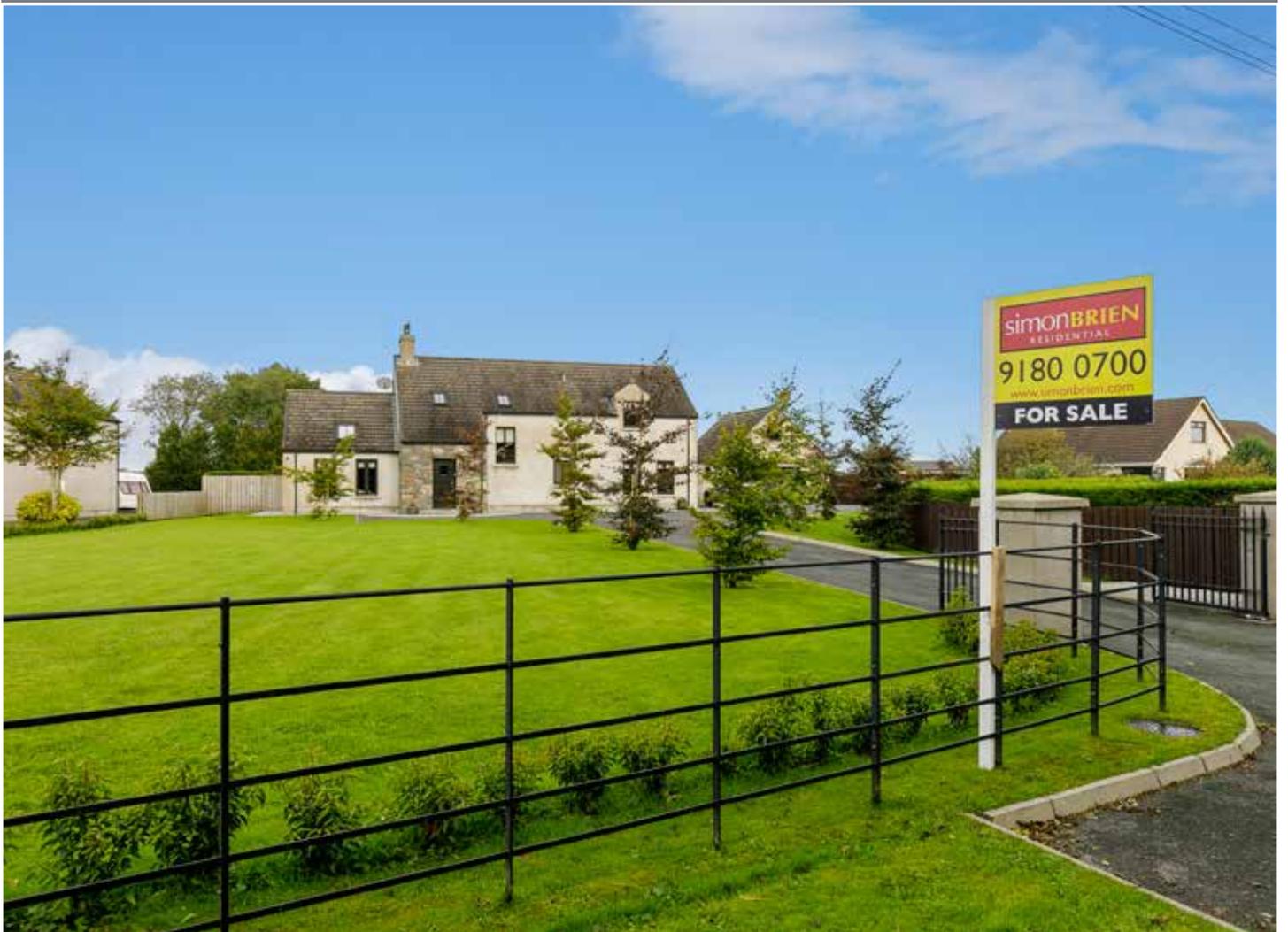


simonBRIEN
RESIDENTIAL

109a Thornyhill Road,
Raffrey, Killinchy, BT30 9NH



Offers Around £399,500

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A smart, modern detached villa
- Extending to c. 2,500 sqft
- Set on a landscaped and level site gardens
- Entrance hall with porcelain tiled floor
- Lounge with formal dining area
- Cloakroom with WC
- Large open plan luxury kitchen/ living space in Walnut and Cream shaker style units, granite work surfaces, and wood burning stove
- Utility room
- Four great sized bedrooms
- Master with small dressing room and en suite
- Bed 2 with en suite
- Luxury family bathroom in modern White suite
- Detached garage
- Roofspace substantially floored
- Alarm system
- HD aerial wired to lounge/formal dining room, kitchen/ living room and all bedrooms
- Extensive tarmac driveway with fantastic parking facility
- Landscaped and formal gardens to front and rear
- Oil fired central heating system
- Grant Vortex boiler installed September 2020
- Black uPVC double glazed windows and doors
- Constructed C.2010



SUMMARY

Accessed by a large tarmac driveway and occupying a generous landscaped site, this deceptively spacious detached home has been built and finished to an exceptionally high standard both internally and externally. The current layout provides bright, well planned living space and will be suitable for a growing family wishing to move to the country. The accommodation comprises of entrance porch, entrance hall with porcelain tiled floor, downstairs cloakroom, lounge with formal dining area, vaulted ceiling and open fire, a stunning open plan luxury kitchen with casual dining/ living area, utility room and double bedroom with luxury ensuite all on the ground floor of this modern family home.

The first floor holds a further 3 bedrooms, master with small dressing room and another luxurious ensuite facility, bed 3 and 4 are both doubles and offer beautiful countryside views to the rear. There is also a large family bathroom in luxury white suite.

The current vendors have spared no expense in the standard and quality of finish, which can only be fully appreciated upon inspection. Outside, there are extensive manicured lawns to the front and rear, estate fencing to the county road boundary at the front, an extensive tarmac driveway which flows to the side where a large detached garage can be found. Parking is available for all the family, and also for a touring caravan or a leisure boat if required. There are stunning landscaped gardens with many appealing features including attractive raised flowerbeds, vast modern paved patio areas and a beautiful range of trees, hedging and shrubbery.

The property is conveniently located only 15 miles from Belfast city centre, Killinchy, Crossgar, Saintfield, Ballyhanhinch and Ballygowan are all within easy striking distance and offer a variety of local amenities. There are popular local schools in Killinchy, Comber, Newtownards, Belfast, Saintfield and Downpatrick. To arrange your own private viewing appraisal, please contact our Newtownards branch on 02891 800700.

THE PROPERTY COMPRISES:

GROUND FLOOR

Black composite front door with outside lights to:

ENTRANCE PORCH:

Porcelain tiled floor, glazed door and matching side light to:

ENTRANCE HALL:

Porcelain tiled floor, telephone point, recessed spotlighting.

ENTRANCE HALL:

Porcelain tiled floor, telephone point, recessed spotlighting.

CLOAKROOM:

Modern white suite comprising; floating vanity unit, wash hand basin with mixer taps, push button WC, wall tiling, porcelain tiled floor, recessed spotlighting, extractor fan.

LOUNGE/FORMAL DINING ROOM:

21' 2" x 13' 8" (6.45m x 4.17m)

Attractive limestone fireplace with cast iron inset, open fire, granite hearth, polished Walnut floor, vaulted ceiling, dual aspect, 2 velux windows with blackout blinds, uPVC double glazed French doors to rear garden wired for wall mounted TV.



LUXURY FITTED KITCHEN/LIVING ROOM:

27' 7" x 19' 3" (8.41m x 5.87m)

(Narrowing to 9'8") Range of high and low level shaker style walnut and cream units, granite work surfaces, 5 ring gas hob unit, granite splashback, stainless steel extractor hood, double built in oven, plate warming drawer, microwave (all Bosch), Siemens coffee machine, plumbed for American style fridge freezer, two pull out larders, Island with twin tub single drainer stainless steel sink unit with mixer taps, Fisher and Paykel dishwasher, granite work surfaces, breakfast bar, LED recessed spotlights, Porcelain tiled floor, feature bay window arrangement with uPVC double glazed French doors to rear garden. Large wood burning stove, granite hearth, wired for wall mounted TV.





UTILITY ROOM:

9' 1" x 7' 5" (2.77m x 2.26m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level cream high gloss units, Formica roll edge work surfaces, plumbed for washing machine, hanging space for coats etc, porcelain tiled floor, LED recessed spotlighting, wall tiling, Black uPVC double glazed door to rear garden, concealed cloaks storage.



BEDROOM (2):
16' 3" x 11' 8" (4.95m x 3.56m)

Recessed spotlighting, dual aspect.



LUXURY SHOWER ROOM:

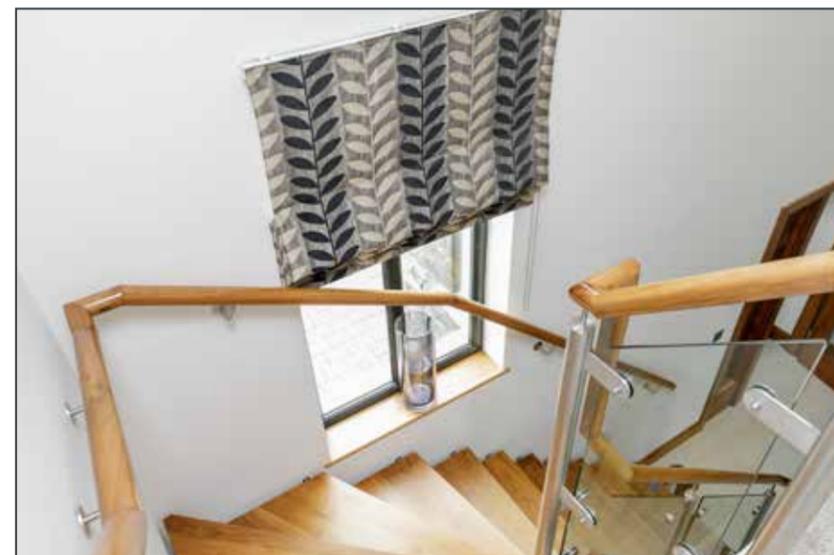
Modern white suite comprising: Large separate fully tiled shower cubicle, thermostatically controlled shower, floating vanity unit with wash hand basin and mixer taps, push button WC, wall tiling, large chrome towel radiator, Porcelain tiled floor, recessed spotlighting, extractor fan.

Walnut, chrome and glass staircase to:

FIRST FLOOR

LANDING:

Large concealed hotpress with copper cylinder and immersion heater, 2 velux windows, recessed spotlighting, LED wall lighting.





BEDROOM (1):
16' 3" x 11' 8" (4.95m x 3.56m)

Recessed spotlighting, dual aspect.

DRESSING ROOM:
9' 0" x 7' 5" (2.74m x 2.26m)

Range of built in wardrobes, shelves and drawers, velux window, LED recessed spotlighting.



BEDROOM (4):
12' 4" x 9' 1" (3.76m x 2.77m)

Beautiful countryside views to rear.



LUXURY ENSUITE:

Modern white suite comprising: Large walk in fully tiled shower cubicle, thermostatically controlled shower unit and telephone hand shower, floating wash hand basin with mixer taps, push button WC, wall tiling, porcelain tiled floor, large chrome towel radiator, recessed spotlighting, extractor fan.



LUXURY BATHROOM:

Modern white suite comprising: Free standing bath with chrome mixer taps and telephone hand shower, separate fully tiled shower cubicle with thermostatically controlled shower, floating wash hand basin with mixer taps, push button WC, large chrome towel radiator, porcelain tiled floor, wall tiling, recessed spotlighting, extractor fan, velux window.



BEDROOM (3):
12' 5" x 10' 10" (3.78m x 3.3m)

Recessed spotlighting, beautiful countryside views.



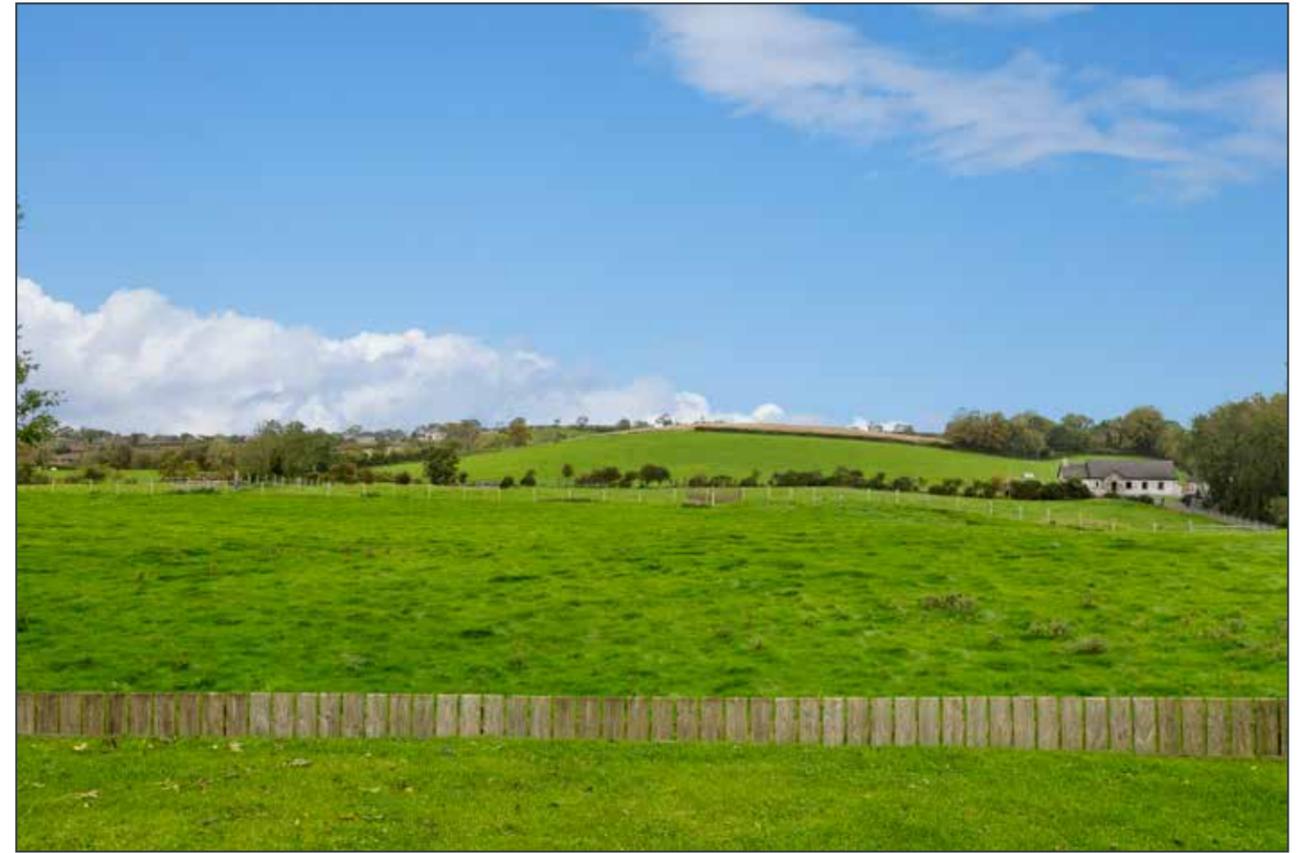


OUTSIDE

**DETACHED GARAGE:
21' 6" x 19' 6" (6.55m x 5.94m)**

Black remote control roller door, light and power, Grant vortex oil fired boiler, 2 uPVC double glazed windows, plastered ceiling, access to floored roofspace, black uPVC pedestrian door. Approached by extensive tarmac driveway with plenty of parking for all the family.

Landscaped gardens to front, side and rear of circa 1/3 acre laid in manicured lawns, estate fencing to front, feature raised flowerbeds stocked in shrubs, plants and hedging, vast modern brick pavior patio areas, trees, timber fencing, outside tap, outside water tap, outside lights.



109a Thorneyhill Road (Ground Floor)
Plans for illustrative purposes only



109a Thorneyhill Road (1st Floor)
Plans for illustrative purposes only

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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REF: RO/J/20/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2090-0584-0422-0006-3003

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