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LETTING SPECIALISTS

103 Whiterock Road | Killinchy, BT23 6PU

OFFERS OVER £595,000



The Property

There are few homes that offer such a beautiful shoreline setting with outstanding views over Whiterock Bay and beyond to the several islands which offer ever changing seafaring traffic with exceptional sunrises and sunsets. You can take advantage from your living area to enjoy the excitement of the stormy winds and sea, or the glass-like water on a calm peaceful day. With all the wildness and beauty of the lough on your doorstep, yet only a 35-minute commute to Belfast city centre, this property offers you the best of both worlds.

This impressive property enjoys well-proportioned accommodation throughout. The accommodation is both bright and versatile to suit the needs of a range of purchasers. To the ground floor, undoubtedly the heart of the home, is the contemporary bespoke, fully fitted, open plan kitchen with excellent range of integrated appliances and island unit with access to the charming southerly facing rear gardens. The spacious lounge benefits from an inset multi fuel burning stove and stunning views over Whiterock Bay, leading through the expansive reception hall, which can be used for formal dining. There are two well-proportioned bedrooms, both with breath-taking views over Strangford Lough and bedroom 3 benefits from a walk-in wardrobe and en-suite facilities. Furthermore, there is a downstairs WC and luxury white suite family bathroom. To the first floor there are two double bedrooms, with the principal bedroom benefitting from a contemporary en-suite bathroom and walk in wardrobe with outstanding views over Strangford Lough. This property provides a most comfortable and welcoming living space ideally suited to those who enjoy entertaining.

Further benefits include oil fired central heating and UPVC double glazing throughout.

Externally, to the front the driveway provides off street carparking leading to the attached garage, with gardens laid in lawns and mature planting. The southerly facing rear gardens are laid in lawns and paved patio, offering privacy without compromising the excellent views due to its elevation, ideal for outdoor entertaining.





Accommodation

Ground Floor

RECEPTION PORCH

OPEN PLAN RECEPTION HALL /
DINING AREA
14'7" x 10'9"

LUXURY KITCHEN
20'7" x 11'7"

LIVING ROOM
22'10" x 14'4"

DOWNSTAIRS WC

DOWNSTAIRS BATHROOM

BEDROOM THREE (En Suite)
12'10" x 12'4"

BEDROOM FOUR
13'4" x 10'6"

First Floor

BEDROOM TWO
(WITH EN-SUITE)
14'8" x 12'10"

MASTER BEDROOM (WITH EN-
SUITE)
13'5" x 12'4"

Outside

FRONT GARDENS LAID IN LAWNS

AMPLE DRIVEWAY

SIDE GARDENS WITH BIN AREA

REAR GARDENS LAID IN LAWNS

PAVED PATIO AREA IDEAL FOR
ENTERTAINING

SOUTH FACING GARDEN

SPECTACULAR VIEWS OVER
WHITEROCK BAY

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk





Property Features

- Contemporary Detached Family Home, Located on Whiterock Road with Outstanding Views Over Strangford Lough & to Braddock Island
- Area of Outstanding Natural Beauty, providing lovely coastal walks
- Finished to a Most Exacting Standard with An Impeccable Attention to Detail
- Four Well Proportioned Bedrooms, Three with En Suite facilities & Walk-in Wardrobes
- Bespoke Luxury Fully Fitted Kitchen with Excellent Range of Integrated Appliances and Island Unit
- Spacious Living Room with Inset Multi Fuel Burning Stove & Views Over Strangford Lough
- Ample Reception Hall/Dining Area with Bi-Folding Doors Leading to Rear Gardens
- Oil Fired Central Heating & Double Glazing Throughout
- Rear Gardens Laid in Lawns with Mature Shrubs, Planting and Patio Area, Ideal for Outdoor Entertaining
- Front Gardens Laid in Lawns with Mature Planting & Driveway Providing Carparking, Attached Garage
- Convenient to Balloo village providing a range of local amenities and access to public transport links.
- Convenient to well renowned Killinchy primary school with good road networks and ease of access to public transport links to leading Grammar schools.
- Renowned eateries and bars including, Balloo House, The Poachers Pocket and Daft Eddy's restaurant close at hand.



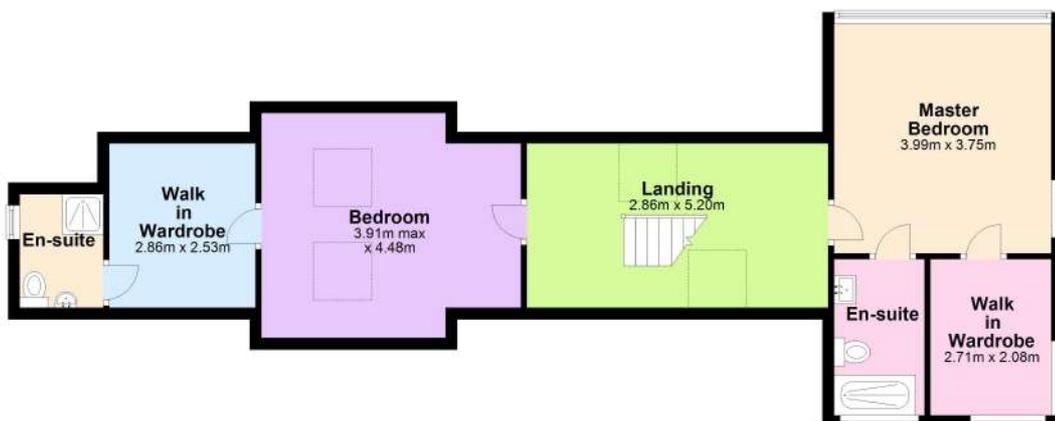
Basement



Ground Floor



First Floor



Directions

Travelling from Killinchy crossroads towards Whiterock along the Beechvale Road, continue along the Whiterock Road and number 103 will be at the end of the road on your right.



Viewing

By appointment through agent.

Free Valuation

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Awards & Recognition



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		72	72
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

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