



12 BALLYBUNDEN ROAD

Balloo, Killinchy BT23 6RB

Offers over **£249,950**



DETACHED | 4  | 1  | 1 

Nestled in the heart of the picturesque village of Balloo, this beautifully presented four bed detached property offers the perfect blend of modern living and countryside charm. Located in a village well known for its outstanding natural beauty and accessibility to many local amenities, this home is ideal for families and professionals seeking both tranquillity and convenience.

KEY FEATURES

- Well Presented Four Bedroom Detached Property Nestled in the Picturesque Village of Balloo, Killinchy
- Open Plan Kitchen / Dining With Bespoke Fitted Kitchen and Ample Dining Space
- Family Lounge with Feature Open Fire
- Cloaks Area
- Downstairs WC
- Additional Utility Area
- Downstairs Bedroom / Office Space
- Three Well Proportioned Bedrooms With Built-in Furniture
- Modern Family Bathroom
- Oil Fired Central Heating With Recently Replaced Boiler
- Fully Enclosed Rear Gardens with Decorative Paved Patio Area
- Ample Off Street Car Parking
- Early Viewing Recommended
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

- Entrance Hallway
- Family Lounge
16'12" x 15'4
- Kitchen/Dining
16'12" x 13'5
- Back Hallway
- Utility Room
4'6" x 11'1"
- Downstairs WC
- Office/Downstairs
Bedroom
10'4" x 16'8"

First Floor

- Principal Bedroom
17' x 15'4"
- Bedroom Two
17' x 13'5"
- Bedroom Three
11'8" x 16'7"
- Family Bathroom

Outside

- Pebbled driveway with gates to rear garden providing ample off street car parking
- Fully enclosed rear garden with feature brick walls, decorative brick patio area
- Zappi My Energy charging point
- New Combi – Boiler purchased in Oct 24
- Outside lights, outside water



DIRECTIONS

From Comber head along the Killinchy Road, just before you reach the garage in Balloo take a right and the property will be on your left-hand side.



THE LOCAL AREA

Balloo (from Irish Baile Aodha, meaning 'Hugh's townland'[1]) is a small village and townland near Killinchy in County Down, Northern IrelandOriginally a coaching house dating back to the late 17th century, Balloo House is a pub and restaurant, with stone floors and working Aga dominating the historic kitchen bar. It was once a large farmhouse, bought by the McConnell family in 1893, and has been a licensed premises ever since.[3] In January 2008, Balloo House was announced as one of the Bridgestone Guide's top 100 restaurants in Ireland ...

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	74	74
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

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