



28 KILLYLEAGH ROAD

Killinchy, BT23 6TD

Offers around **£570,000**



DETACHED | 4  | 2  | 3 

"Ringhaddy," Elegant detached family residence commanding an elevated position on the sough after Killyleagh road in Killinchy. Killinchy Village is renowned for its vibrant community and excellent range of amenities including Balloo House restaurant, local shops, highly regarded schools and easy access to good road and transport links to Belfast and surrounding towns, making this a truly idyllic yet convenience place to call home

This impressive property offers spacious and flexible accommodation with uninterrupted panoramic views across rolling County Down countryside. Internally this home boasts four generously proportioned bedrooms, including a superb principal suite with modern ensuite shower room. A stylish four piece family bathroom serves the additional bedrooms. The ground floor features a welcoming hallway, a charming family lounge with feature open fire, a formal dining room perfect for special occasions and a separate open plan kitchen / dining area that flows effortlessly into a cosy family snug - ideal for relaxed everyday living. A separate office, which could be used as a ground floor guest room, and a convenient downstairs WC enhance the homes flexibility.

Further benefits include oil fired central heating, double glazing, and a detached double garage with roller shutter doors, providing excellent storage or secure parking.

Externally, the property is surrounded by beautifully landscaped gardens with lush lawns, patio seating areas, and a courtyard all with mature planting that perfectly frame the breathtaking countryside views. A tarmac driveway to the front and a decorative brick driveway to the rear offer ample off street car parking options for the whole family, both accessed via secure metal gates.



KEY FEATURES

- Elegant Detached family Residence Positioned on an Elevated Site on The Killyleagh Road in Killinchy
- Four Well Appointed Bedrooms, Principal Benefitting an Ensuite Shower Room
- Additional Four Piece White Suite Family Bathroom
- Family Lounge with Feature Open Fire
- Formal Dining Room For Special Occasions
- Ground Floor Office / Bedroom 5
- WC Utility Room
- Open Plan Fully Fitted Kitchen / Living with Access to Cosy Family Snug with Multi Burning Stove with Access to Both Side Courtyard and Front Garden
- Double Garages with Roller Shutter Doors
- Oil Fired Central Heating / uPVC Double Glazing Throughout
- Surrounded by Beautifully Landscaped Gardens all Providing Perfect Spots to Entertain or Simply Relax with a Good Book
- Tarmac Driveway to Front / Decorative Brick Drive to Rear Both Accessed By Metal Gates and Providing Ample Off Street Car Parking For Family
- Excellent Storage Options Throughout
- Freehold
- Broadband Speed - Ultra Fast

The picturesque villages of Killyleagh and Whiterock and attractions such as Delamont Country Park and Castle Ward, are also nearby offering superb options for leisure and family days out. The Shores of Strangford Lough, a designated area of outstanding natural beauty are within easy reach for sailing, walking and outdoor pursuits.



ROOM DETAILS

Ground Floor

- Entrance Porch
- Reception Hall
- Family Lounge
18'3" x 16'1"
- Formal Family Dining Room
11'5" x 16'
- Office/Bedroom
10'1" x 16'1"
- Open Plan Kitchen/Dining
25'6" x 16'1"
- Utility Room
5'4" x 16'1"
- Family Snug
16'1" x 12'10"
- Downstairs WC

First Floor

- Landing
- Family Bathroom
- Principal Bedroom
13'2" x 16'
- En-suite Shower Room
- Bedroom Two
13'1" x 16'
- Bedroom Three
13'2" x 16'
- Bedroom Four
12'10" x 12'5"

Outside

- Double Garage
22'7" x 19'8"

Outside

- Beautiful views over rolling countryside, Scrabo Tower and The Mourne Mountains
- Large Tarmac sweeping driveway to the front providing ample off street car parking
- Enclosed by mature planting and hedging with gate access to both front and side
- To the rear a decorative brick driveway providing further off street car parking to the rear.
- Beautifully landscaped gardens
- Outside water, outside lights oil tank









DIRECTIONS

From Comber head towards Killinchy toward Balloo Continue straight through Balloo and on to Killyleagh Road where number 28 will be on an elevated site on your right-hand side.



Killinchy village sits on a hill overlooking Strangford Lough. The nearby settlement of Balloo is treated as part of Killinchy. Sketrick Castle is located near Killinchy and is estimated to date back to the 15th century.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C	72	72
55-68 D		
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.



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