



33 Main Street, Killinchy, BT23 6PN
Spacious Split Level Detached Family Home - £395,000



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A short distance only from the amenities of Balloo/Killinchy, this spacious home enjoys convenience to all facilities. Its slightly elevated position affords uninterrupted views over unspoilt countryside towards Strangford Lough and beyond.

Key Features

- Magnificent Views Over Strangford Lough and Its Islands
- Delightful Drawing/Dining Room and Family Room Open Plan to Kitchen
- Four Bedrooms Including Master with Shower Room Ensuite
- Luxury Bathroom with Recently Installed Modern White Suite Plus Feature Glazed Shower Enclosure
- Double Glazed Windows in PVC Frames Plus PVC External Joinery
- Oil Fired Central Heating
- Beam Vacuum System
- Double Integral Garage and Tarmac Driveway
- Basement Games Room/Home Office or Store

We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The reseller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fitting, and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.

Floor Plans



Total area: approx. 242.4 sq. metres (2609.5 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

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 Lindsay
Fyfe & Co.



www.lindsayfyfe.co.uk





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		63
E 39-54	52	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Office Information

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