



**28 Killyleagh Road, Killinchy, BT23 6TD**  
**Magnificent Detached Residence Enjoying an Envidable Position - £429,950**





# 28 Killyleagh Road Killinchy, BT23 6TD

## Magnificent Detached Residence - £429,950

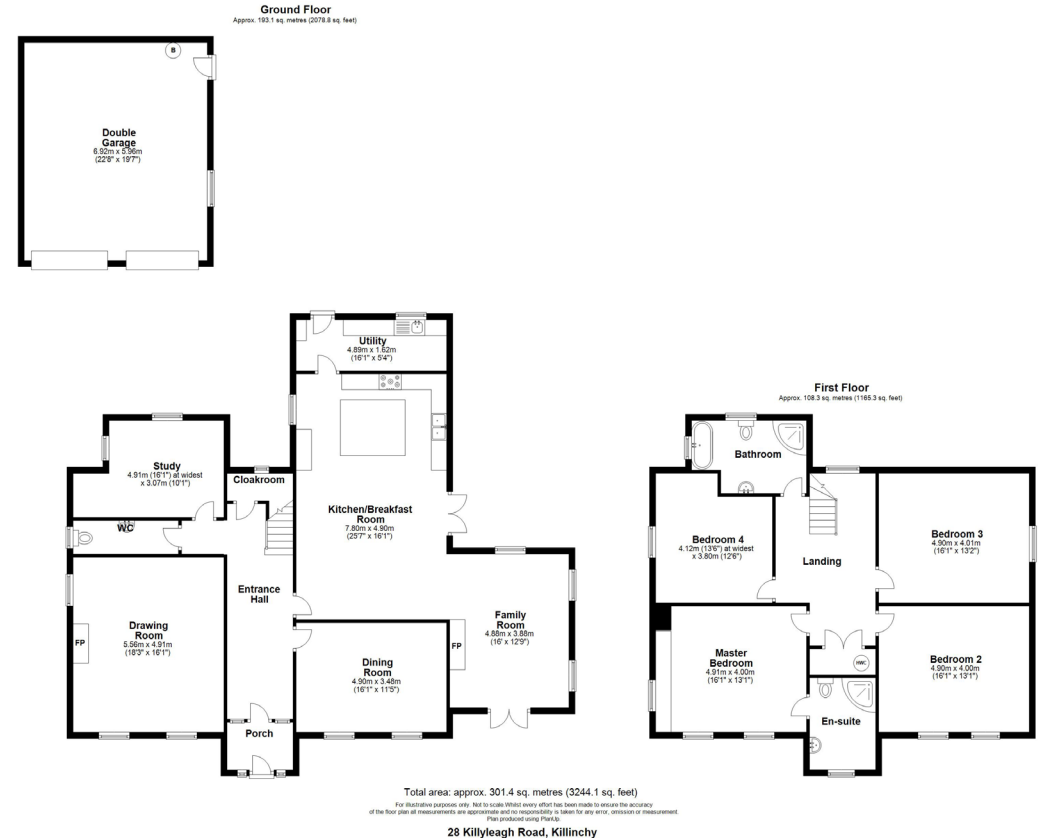
On a generous site with a slightly elevated position commanding pleasant aspects over the surrounding countryside, this imposing detached residence enjoys an enviable position. Only minutes from the many local amenities of Balloo/Killinchy with its shops, restaurant and quaint old post office etc.

### Key Features

- Gentlemen's Detached Residence on a Generous Yet Easily Managed Site
- Of Relatively Recent Construction With an Up To Date Specification
- Four Bedrooms Including Master with Shower Room Ensuite
- Formal Drawing and Dining Room, Study and Magnificent Open Plan Kitchen /Dining/ Family Area.
- Luxury Family Bathroom Plus Ground Floor Cloakroom Suite
- Oil Fired Central Heating
- Double Glazed Windows in PVC Frames
- Detached Double Garage to the Rear

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







 Lindsay  
Fyfe & Co.



[www.lindsayfyfe.co.uk](http://www.lindsayfyfe.co.uk)

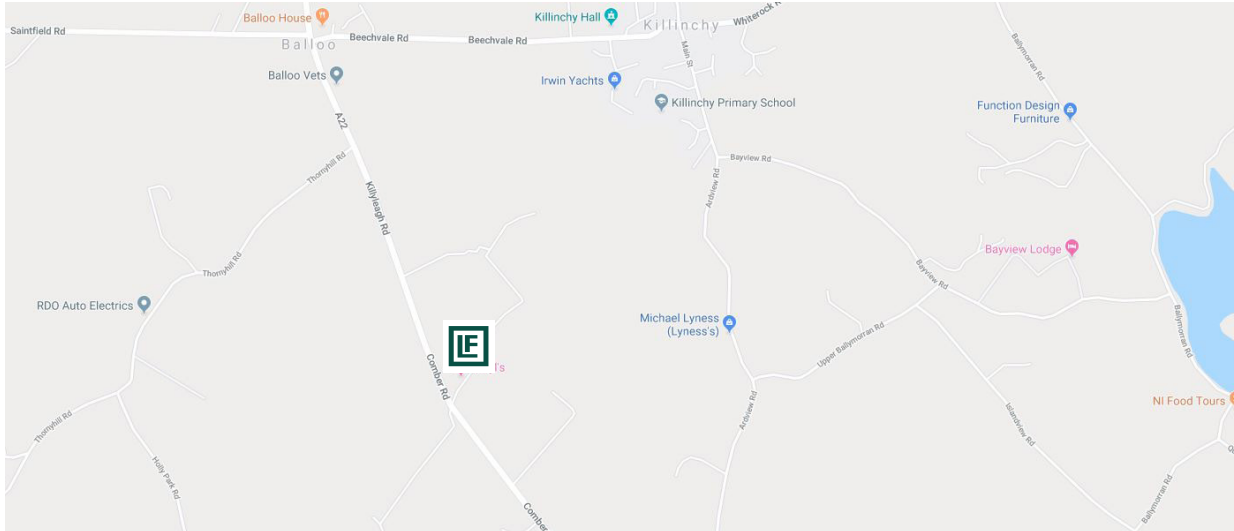






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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| <b>A</b> 92 plus                            |         |           |
| <b>B</b> 81-91                              |         |           |
| <b>C</b> 69-80                              |         |           |
| <b>D</b> 55-68                              | 61      | 65        |
| <b>E</b> 39-54                              |         |           |
| <b>F</b> 21-38                              |         |           |
| <b>G</b> 1-20                               |         |           |
| Not energy efficient - higher running costs |         |           |

## Office Information

Comber office

2 The Square, Comber, BT23 5DT

**028 9187 1787**

[comber@lindsayfyfe.co.uk](mailto:comber@lindsayfyfe.co.uk)

