



Refurbished approximately 10 years ago this charming family home offers bright and spacious accommodation suitable to a broad range of potential buyers.

The accommodation comprises a generous living room with feature fireplace and wooden flooring, bathroom with modern suite, three bedrooms and en suite shower room. Of special note is the kitchen with Aga oven open plan to dining and family room. Externally there is driveway parking and gardens in lawn with natural screening.

In excellent condition and ready to move in to we encourage an internal viewing at your earliest convenience.

**Offers Over  
£299,950**

52 Quarterland Road,  
Killinchy,  
NEWTOWNARDS,  
BT23 6TX

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Viewing by  
appointment  
through agent  
028 9066 3030



- Deceptively spacious modern family home with traditional features
- Bright kitchen with integrated appliances including Aga oven
- Spacious open plan living to dining room off kitchen
- Separate drawing room with feature fireplace
- Three well proportioned bedrooms, master with en suite shower room
- Ground floor bathroom with bath and separate shower cubicle
- Oil fired central heating, double glazed window frames, high level of insulation throughout
- Driveway parking, gardens in lawn with natural screening, potting shed with good storage

The Property Comprises:

Ground Floor

Wood front door with double glazed inset and side panels to...

ENTRANCE HALL: Oak wood floor. Shelved hotpress with pressurised tank. Study area.



DINING / FAMILY ROOM: 20' 3" x 11' 6" (6.17m x 3.51m) Welsh tiled floor, electric 2 ring Aga



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Open to...

KITCHEN: 10' 6" x 8' 9" (3.2m x 2.67m) Modern fitted kitchen with excellent range of high and low level units and granite work surfaces, 1.5 basin single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, integrated fridge freezer, matching tiled floor, part tiled walls, recessed spotlighting.



REAR HALLWAY: 15' 0" x 8' 6" (4.57m x 2.59m) Oak wood floor.



DRAWING ROOM: 17' 0" x 15' 8" (5.18m x 4.78m) Sandstone fireplace with slate hearth, cornice ceiling, oak wood floor.



REAR PORCH: Slate tiled floor.

BATHROOM: 11' 3" x 8' 5" (3.43m x 2.57m) Modern white suite comprising pedestal wash hand basin, low flush wc, panelled wash hand basin, low flush wc, panelled bath with mixer taps and telephone hand shower, corner shower cubicle, tiled floor, part tiled walls, recessed spotlighting, extractor fan.



First Floor

LANDING:

W.C: Low flush suite, ceramic tiled floor, part tiled walls, Velux window.

BEDROOM (1): 15' 7" x 10' 9" (4.75m x 3.28m) Storage in eaves, Velux windows.

ENSUITE SHOWER ROOM: Low flush wc, pedestal wash hand basin, corner shower cubicle, ceramic tiled floor, part tiled walls, extractor fan.



BEDROOM (2): 15' 8" x 12' 9" (4.78m x 3.89m) Velux windows, built-in robes and cupboard.

BEDROOM (3): 10' 10" x 8' 5" (3.3m x 2.57m)



Outside

Driveway parking for multiple vehicles. Front, side and rear gardens in lawn with mature trees and boundary hedging, oil fired boiler and good storage. Potting shed.



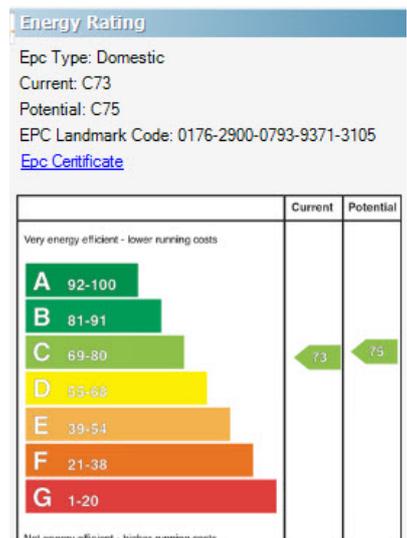


This plan is for illustrative purposes only.  
Plan produced using PlanUp.  
**52 Quaterland Road, Killinchy**

### Location:

From Comber on the A22 heading to Killyleagh pass Balloo House and after approx. 1.5 miles turn left onto Ballymoran Road. At T-junction turn left and continue along the Ballymoran Road, then take second right onto Quaterland Road and property is immediately on the right.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700  
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With You Every **Step** of the Way



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