

**Tim Martin**  
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**46 Spinners Gate  
Killinchy  
BT23 6WB**

**Offers Around  
£210,000**

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## SUMMARY

A well presented and spacious semi detached house, situated in this modern development, close to Balloo and Killinchy village.

Perfect for the first time buyer, young couple or family, this beautiful home is a must see! The accommodation is superbly appointed throughout comprising of a spacious lounge, modern fitted kitchen with a dining area, ground floor WC, three excellent sized bedrooms, with the principal bedroom enjoying an ensuite shower room and a bathroom, fitted with a stunning white suite. The property is fitted with gas fired central heating, double glazing and an excellent energy rating of B 82, to help with lower running costs.

Outside, a spacious driveway provides parking for up to 2 cars, whilst the enclosed rear gardens are laid out in lawn with a paved patio area.

Balloo is home to the renowned Balloo House pub and restaurant, Crafty Fox gift shop, McCanns general store and coffee shop and Bells Petrol Filling station. Killinchy Primary school is only a short distance away, as too is public transport, providing ease of access to many of the secondary schools in the surrounding and Greater Belfast area.

## FEATURES

- Beautifully Presented Semi Detached Property Perfect For The First Time Buyer, Young Couple Or Family
- Spacious Lounge
- Modern Fitted Kitchen With Integrated Appliances And Dining Area
- Three Excellent Sized Bedrooms With The Principal Bedroom Ensuite
- Bathroom Fitted With A Stunning White Suite
- Gas Fired Central Heating, Double Glazing And An Excellent Energy Rating Of B 82
- Driveway To The Side Providing Off Street Parking For Up To 2 Cars
- Enclosed Rear Gardens Laid Out In Lawn With Paved Patio Area
- Within Walking Distance Of Balloo And Public Transport And A Short Distance To Killinchy Primary School
- Convenient Commuting Distance To Downpatrick, Newtownards And Belfast

## **Entrance Hall**

PVC entrance door; tiled floor.

## **Lounge**

**14'2 x 11'0 (4.32m x 3.35m )**

Maximum Measurements

Wall mounted electric fire; tiled floor; TV and telephone connection points; recessed spotlights; open through to:-

## **Kitchen / Dining Area**

**14'5 x 13'5 (4.39m x 4.09m )**

Maximum Measurements

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with swan neck mixer taps; integrated Belling electric double oven / grill with 4 ring gas hob; extractor hood with curved glass inset over; Normende fridge / freezer; Hotpoint washing machine; wood laminate worktops with matching splashback; tiled floor; recessed spotlights; Valliant gas fired boiler; glazed Upvc doors to rear.

## **WC**

**6'9 x 3'2 (2.06m x 0.97m )**

Modern white suite comprising close coupled WC and semi pedestal wash hand basin with mono mixer taps; tiled floor.

## **First Floor / Landing**

Access to roofspace (via slingsby type ladder); built in storage cupboard.

## **Principal Bedroom**

**10'11 x 10'1 (3.33m x 3.07m )**

Maximum Measurements

Wood laminate floor; feature wall panelling; TV aerial connection point.

## **En-suite Shower Room**

**6'8 x 5'8 (2.03m x 1.73m )**

Maximum Measurements

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit with wall mounted telephone shower attachment; fitted folding shower door; close coupled WC; corner pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; towel radiator; extractor fan.

## **Bathroom**

**7'3 x 5'6 (2.21m x 1.68m)**

Stunning white suite comprising curved panelled bath with mixer tap; thermostatically controlled shower unit with wall mounted telephone shower attachment; fitted curved glass shower screen; close coupled wc; semi pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; towel radiator; extractor fan.

## **Bedroom 2**

**11'8 x 7'3 (3.56m x 2.21m )**

Wood laminate floor.

## **Bedroom 3**

**8'3 x 6'11 (2.51m x 2.11m )**

Wood laminate floor.

## **Outside**

Spacious driveway to the side providing parking for 2 cars.

## **Gardens**

Front gardens laid out in lawn; enclosed rear gardens laid out in lawn; paved patio area; decorative gravelled boarder; outside lights and water tap.

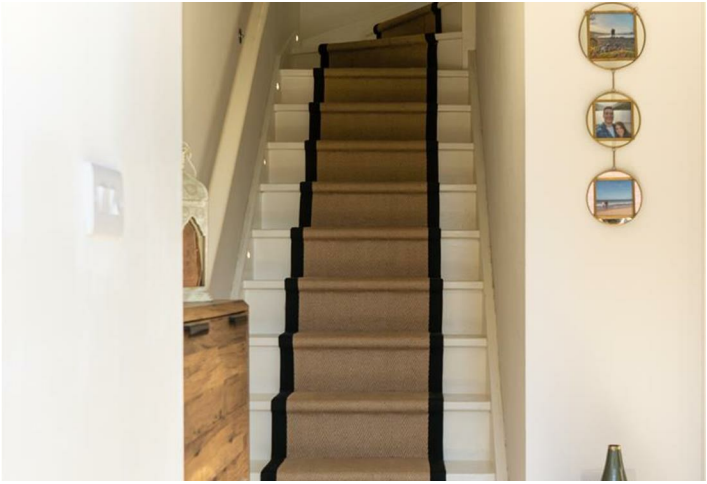
## **Tenure**

Freehold

## **Capital / Rateable Value**

£120,000. Rates Payable = £1096.44 Per Annum (approx)









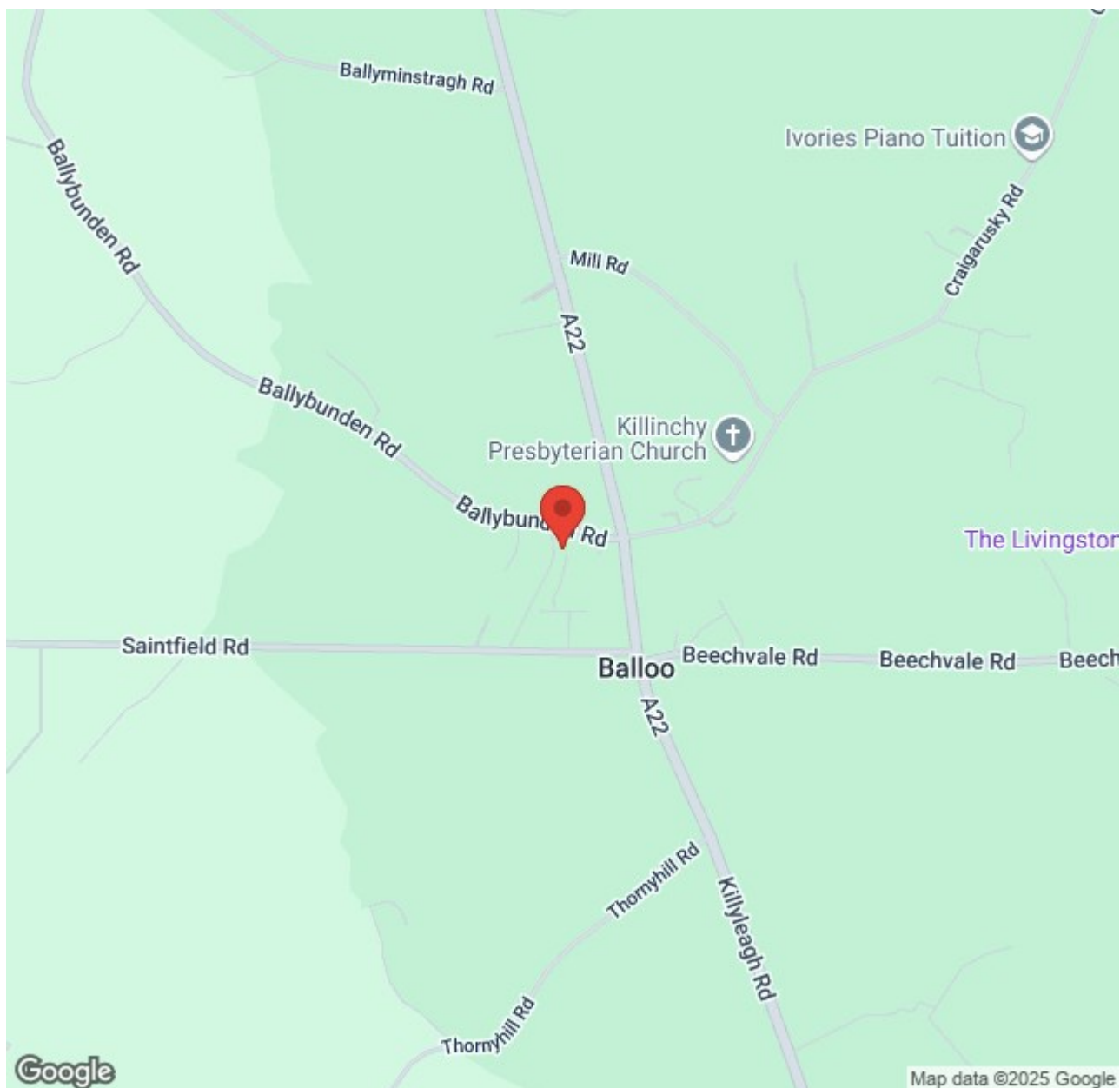












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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