

**Tim Martin**  
— .co.uk



19 Manor Lane  
Killinchy  
BT23 6NS

Offers Around  
£235,000

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## SUMMARY

Situated within this modern development in the picturesque area of Kilmoor, this stunning semi detached home boasts modern living, together with timeless character and charm and is perfect for the first time buyer, young couple or family.

Occupying an enviable site with an open aspect to the rear, this fabulous property, fitted with oil fired central heating and PVC double glazing, boasts beautifully appointed accommodation throughout. The spacious lounge enhanced by a wood burning stove creates a cosy atmosphere. The modern fitted kitchen enjoys an excellent range of integrated appliances and opens into a separate utility room, with a convenient downstairs WC completing the ground floor. The first floor enjoys three excellent sized bedrooms including the principal bedroom with an ensuite shower room and bathroom, complete with a modern white suite. A brick pavia driveway provides excellent off street parking and leads to the detached garage. Gardens to the rear are laid out in lawn with a patio area and enjoy stunning views over the surrounding undulating countryside.

Boasting a beautiful semi rural location, the property boasts ease of access to Lisbane and Balloo villages, both offering a wealth of local amenities including the award winning Balloo House Restaurant, Poachers Pocket pub/restaurant, the Old Post Office coffee shop, McCanns convenience store, filling station and post office. Right Rascals private day nursery and Kilmoor Playgroup are within walking distance, as too is a bus service serving Killinchy primary school. The property is also within the catchment area for Carrickmannon and Derryboy primary schools. For those wishing to commute, Newtownards, Dundonald and Belfast are all easily accessible, making this the ideal location.

## FEATURES

- Beautifully Presented Semi Detached Home Situated Within This Modern Development
- Spacious Lounge with Wood Burning Stove
- Modern Fitted Kitchen with an Excellent Range of Integrated Appliances and Separate Utility Room
- Three Excellent Sized Bedrooms Including the Principal Bedroom with Modern Ensuite Shower Room
- Downstairs WC and First Floor Bathroom Complete with a Modern White Suite
- Driveway Leading to the Detached Garage
- Oil Fired Central Heating, PVC Double Glazing and Alarm System
- Enclosed Rear Gardens Laid Out in Lawn with Patio Area Boasting Superb Views over the Surrounding Countryside
- Within Walking Distance to Right Rascals Private Day Nursery and Kilmoor Playgroup and Local Bus Service to Killinchy Primary School. Also within Catchment Area for Carrickmannon and Derryboy Primary Schools
- Situated Close to Lisbane and Balloo Village and Within a Convenient Commute to Belfast

## **Entrance Hall**

Glazed painted wood entrance door; tiled floor; telephone connection point.

## **WC**

Modern white suite comprising dual flush wc and semi pedestal wash hand basin with mono mixer tap; tiled floor; extractor fan.

## **Lounge**

**13'9 x 12'5 (4.19m x 3.78m)**

Inglenook style fireplace with wood burning stove on slate hearth; oak wood mantle over; tv, telephone and satellite connection point.

## **Kitchen**

**12'5 x 11'2 (3.78m x 3.40m)**

Excellent range of oak high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Nordmende electric under oven with Nordmende 4 ring ceramic hob; Nordmende extractor fan; Nordmende dishwasher; Nordmende fridge / freezer; tiled splashback; tiled floor; recessed spotlights; tv aerial connection point; glazed Pvc double doors to rear patio and gardens.

## **Utility Room**

**7'3 x 5'5 (2.21m x 1.65m)**

Single drainer stainless steel sink unit with mixer tap and cupboard under; space and plumbing for washing machine; space for condenser tumble dryer; formica worktop; tiled splashback; tiled floor; glazed Pvc door to rear.

## **First / Floor Landing**

Access to roofspace (via slingsby type ladder - floored), providing excellent storage space.

## **Principal Bedroom**

**12'5 x 12'5 (3.78m x 3.78m)**

Tv and telephone connection point.

## **En Suite Shower Room**

**9'1 x 2'11 (2.77m x 0.89m )**

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding shower doors; semi pedestal wash hand basin with mono mixer tap; close coupled wc; tiled floor; recessed spotlights; sensor operated night light; towel radiator; extractor fan.

## **Bathroom**

**8'8 x 7'3 (2.64m x 2.21m)**

Modern white suite comprising panelled bath with pillar mixer tap and wall mounted telephone shower attachment; fitted glass shower screen; close coupled wc; semi pedestal wash hand basin with mono mixer tap and tiled splashback; part tiled walls; tiled floor; towel radiator; recessed spotlights; extractor fan; built-in storage cupboard with shelving.

## **Bedroom 2**

**12'5 x 9'5 (3.78m x 2.87m)**

Tv and telephone connection point.

## **Bedroom 3**

**7'4 x 7'3 (2.24m x 2.21m)**

Tv and telephone connection point.

## **Outside**

Brick pavia driveway with power socket leading to:-

## Detached Garage

19'7 x 10'1 (5.97m x 3.07m)

Liftmaster electric roller shutter door; glazed Pvc door to the side; light and power points; Warmflow oil fired boiler, plumbing for hot and cold water.

## Gardens

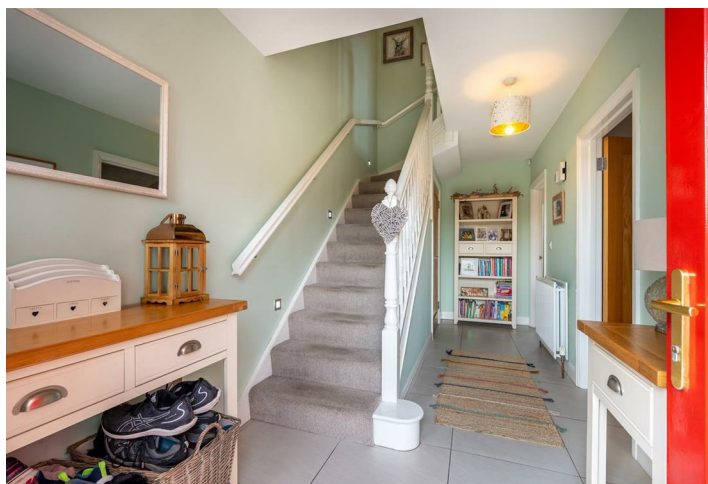
Barked flowerbeds to the front; enclosed rear gardens laid out in lawn with brick pavia patio area. Stunning views over the surrounding countryside; outside lights; water tap and power socket.

## Capital Rateable Value

£130,000. Rates Payable = £1187.81 per annum (approx)

## Tenure

Freehold



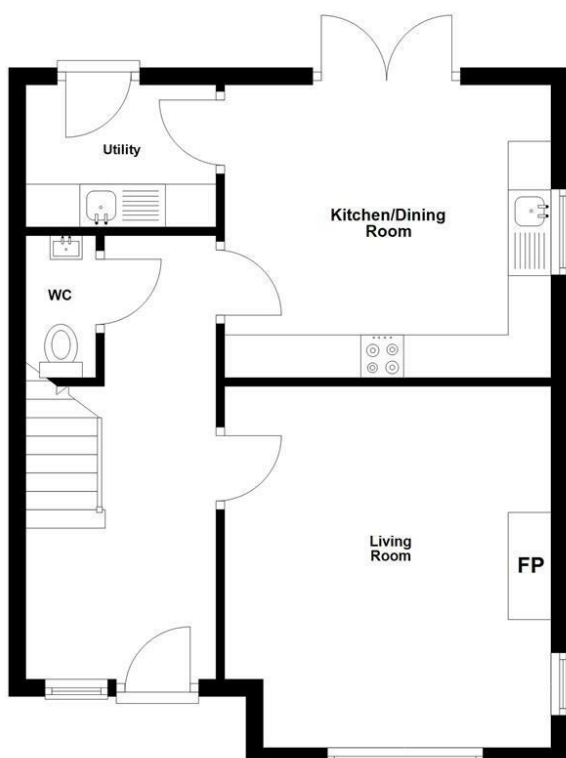






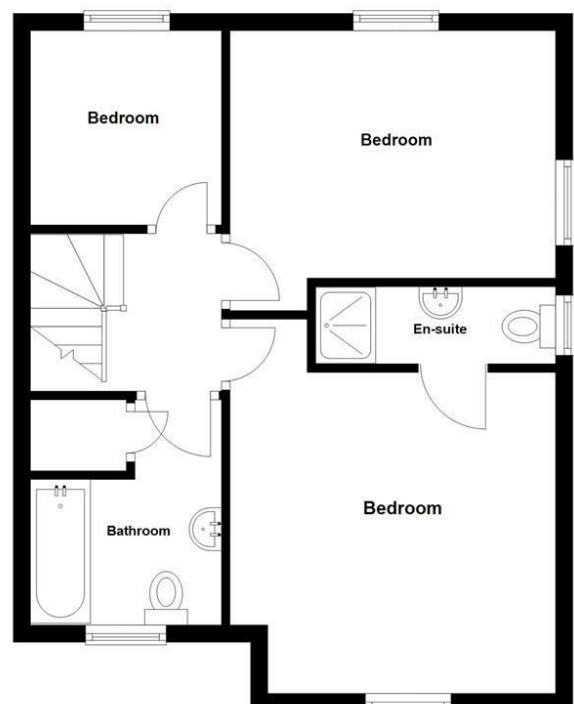
### Ground Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



### First Floor

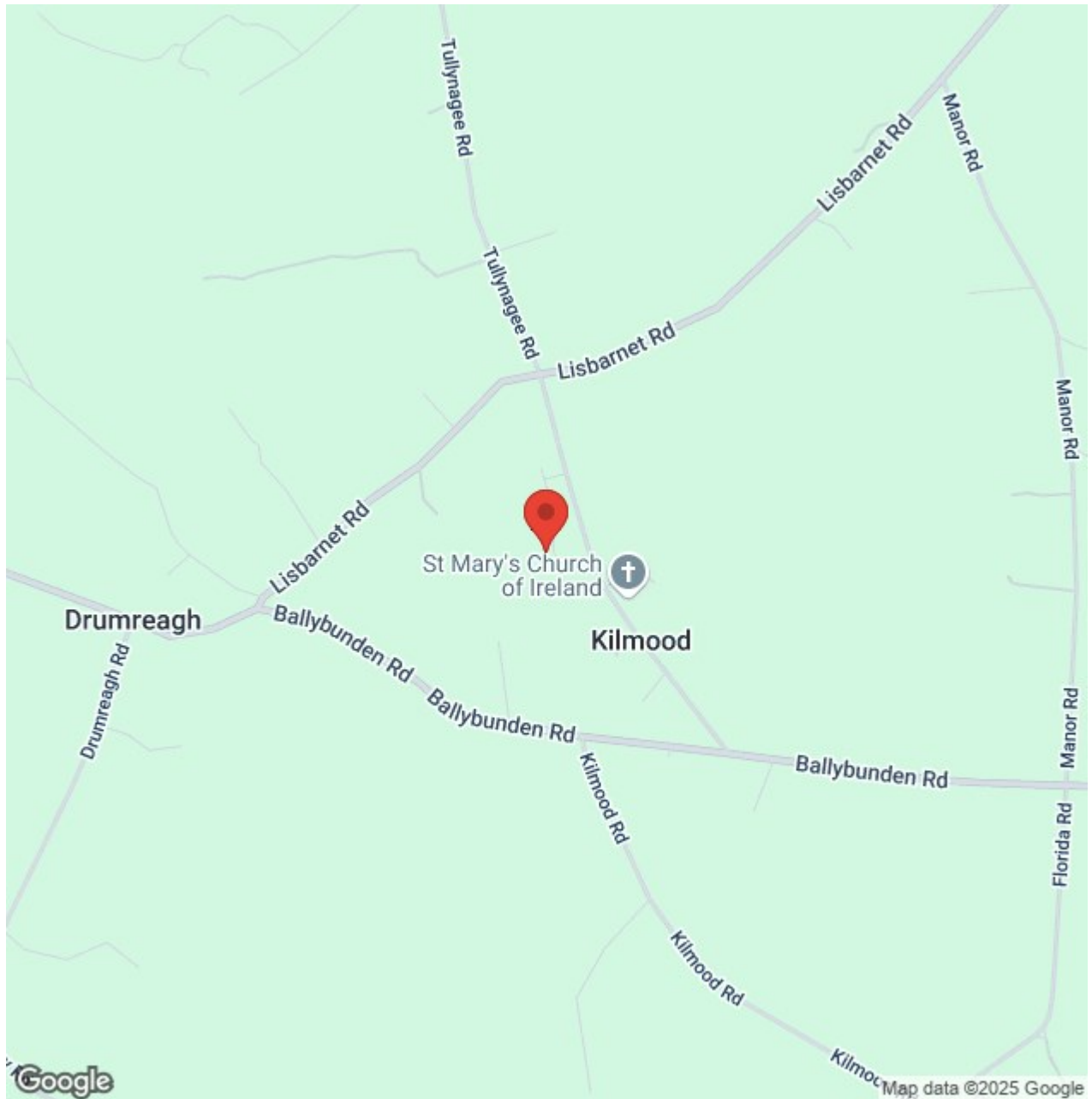
Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 90.5 sq. metres (973.6 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.


**19 Manor Lane, Kilmoody**



**RICS**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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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