

Tim Martin
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27 Ballybunden Road
Killinchy
BT23 6RD

Offers Around
£395,000

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SUMMARY

A spacious country residence set in generous mature landscaped gardens and situated a short distance from Balloo cross roads, Killinchy village and Whiterock.

The property built in the early 50's to exacting standard included three receptions kitchen, and shower room at ground floor level, four bedrooms including principal bedroom en-suite and bathroom.

At ground floor the accommodation is versatile with the option of using a reception adjacent to the shower room as a ground floor bedroom. The property would benefit from updating but provides a rare opportunity to acquire a home in the popular location.

Good connections to schools in Downpatrick, Newtownards and East Belfast are available at Balloo together with a good selection of shops post office, renowned restaurant and gift shop.

For those with sporting interests Strangford Lough provides a wide selection of sailing and aquatic sports with a selection of other sports clubs close by.

FEATURES

- A spacious Country Residence Set in Generous Mature Landscaped Gardens
- Kitchen And Dining Area
- Four Generous sized Bedrooms with the Principal having a En-Suite
- Shower Room Situated on the Ground Floor
- Economy 7 Central Heating and Upvc Glazing
- Spacious Driveway Leading to a Car Port
- Well Maintained Gardens
- Situated a Short Distance from Balloo Cross Roads, Killinchy Village and Whiterock.

Entrance Hall

Quarry tiled floor; cloak cupboard

Sitting Room 15'1 11'5 (4.60m x 3.48m)

Cream marble and granite fireplace and hearth; hardwood mantle; built in TV stand; 2 wall lights; Heatstore electric radiator.

Dining Room 12'0 x 10'5 (3.66m x 3.18m)

Maximum Measurements including bay window
Corniced ceiling; Dimplex electric EC7 radiator.

Family Room 16'9 x 14'11 (5.11m x 4.55m)

Slate tiled fireplace and hearth with matching canopy and display recess; corniced ceiling; sliding patio door and side panel to rear patio; Dimplex EC7 radiator; door to shower room.

Kitchen 10'8 x 8'6 (3.25m x 2.59m)

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; formica worktops; Rayburn oil fired range; LED strip lighting; tiled walls; quarry tiled floor.

Walk in Pantry 5'10 x 2'10 (1.78m x 0.86m)

Quarry tiled floor; part tiled walls; range of fitted shelves; extractor fan.

1st Floor

½ landing leading to:-

Principal Bedroom 14'10 x 10'11 (4.52m x 3.33m)

Maximum Measurements

Built in furniture including triple wardrobe with sliding doors concealing ample clothes rails and nest of drawers; kneehole dressing table with mirror over and display cupboard with nest of 3 drawers under and all with cupboards over; matching double wardrobe with sliding doors and cupboards over.

En-Suite Shower Room 9'2 x 4'11 (2.79m x 1.50m)

Maximum Measurements

Sunking coloured suite comprising tiled shower with Mira thermostatically controlled shower smoked glass shower doors; pedestal wash hand basin; close coupled WC; bidet; tiled walls; LED strip light and vanity light with shaver socket; Dimplex wall mounted electric heater.

Landing

Hotpress with lagged copper cylinder and immersion heater; Dimplex EC7 radiator.

Bedroom 2 12'6 x 10'5 (3.81m x 3.18m)

Two double built in wardrobes with sliding doors and cupboards over.

Study 5'10 x 4'3 (1.78m x 1.30m)

Built in shelves; tiled walls.

Bedroom 3 11'5 x 8'11 (3.48m x 2.72m)

Double built in wardrobe with cupboards over.

Bedroom 4 8'11 x 7'9 (2.72m x 2.36m)

Double built in wardrobe with cupboards over.

Bathroom 5'11 x 5'11 (1.80m x 1.80m)

White suite comprising panelled bath with chrome mixer taps; pedestal wash hand basin with mirror strip light and shaver socket over; close coupled WC tiled walls; corniced ceiling.

Roofspace

Floored; access folding ladder.

Outside

Double wrought iron gates and bitmac drive with ample parking to front and side and leading to garaging.

Covered Car Port and Garage**Fuel Store 16'1 x 6'11 (4.90m x 2.11m)**

Light point.

Garden Store 15'10 x 6'11 (4.83m x 2.11m)

Separate low flush WC; part tiled floor; light and power point; plumbed for washing machine.

Gardens

Extensive mature gardens to front side and rear laid out in rolling lawns a fine selection of ornamental and flowering shrubs and spring flowering bulbs. Flagged patios are situated to the front and rear designed to catch the sun throughout the day.

Aluminium Framed Greenhouse 10 x 8 (3.05m x 2.44m)**Tenure**

Freehold

Capital / Rateable Value

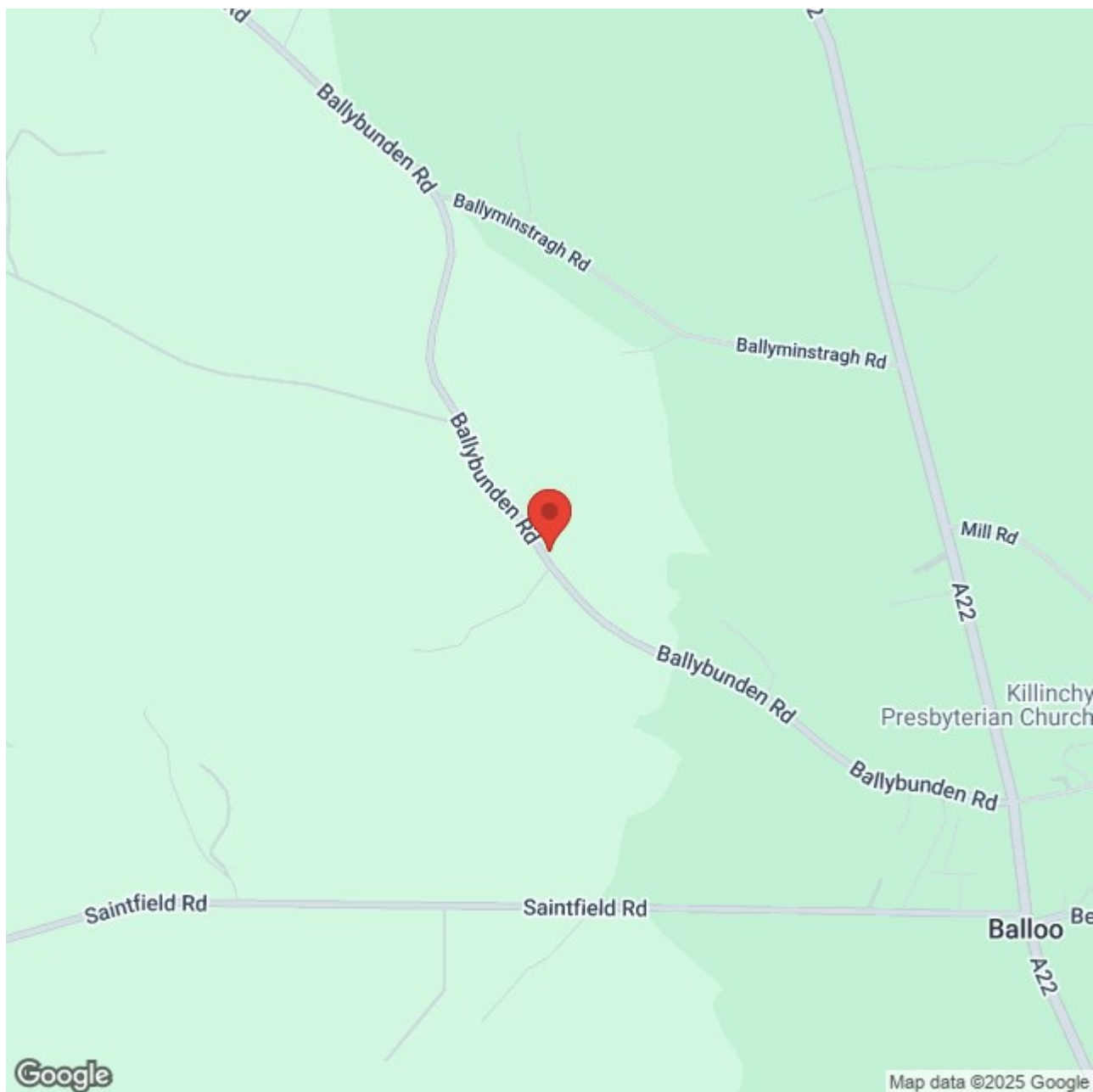
£235,000. Rates Payable = £2,147.20 Per Annum (Approx)











RICS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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