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17 The Spires Crescent
Killinchy
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Offers Around
£235,000

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SUMMARY

Occupying, arguably one of the best sites within this much sought after development, this beautifully presented semi detached property is perfect for the first time buyer, young couple or family.

Boasting bright and spacious accommodation throughout, the ground floor comprises of a lounge with wood burning stove, which is open through to the dining area with sliding patio door leading to the rear gardens, good sized kitchen and downstairs WC. The first floor enjoys three excellent sized bedrooms including the principal bedroom with an ensuite shower room and a separate bathroom. The property is further complimented by oil fired central heating, uPVC double glazing and a spacious gravelled driveway providing excellent off street parking.

Enclosed rear gardens are laid out in lawn with a paved patio area which enjoy stunning, uninterrupted views over the surrounding countryside and as far as the Mourne Mountains.

Situated close to Balloo and Killinchy, the property is within walking distance of Killinchy Primary School, the award winning Balloo House Restaurant, McCanns Convenience Store, Petrol Filling Station and The Crafty Fox gift shop. Whiterock is only a short drive away, boasting beautiful coastal walks and water sports and Daft Eddies pub and restaurant. An excellent road network and public transport from Balloo allows for a convenient commute to Downpatrick and Belfast.

FEATURES

- Beautifully Presented Semi Detached Property Situated In This Much Sought After Development
- Spacious Lounge With Wood Burning Stove Open Through To The Dining Area
- Good Sized Kitchen
- Three Excellent Sized Bedrooms With The Principal Bedroom Ensuite
- Ground Floor WC and First Floor Bathroom
- Spacious Gravelled Driveway Providing Excellent Off Street Parking
- Oil Fired Central Heating And uPVC Double Glazing
- Arguably One Of The Best Sites In The Development With Far Reaching Views Over the Surrounding Countryside
- Within Walking Distance To Balloo, Killinchy Primary School And Public Transport
- Convenient Commuting Distance To Downpatrick, Belfast And An Excellent Range Of Grammar Schools

Entrance Hall

Glazed uPVC entrance door with matching side lights; wood laminate floor; telephone connection point; corniced ceiling.

WC

5'8 x 3'9 (1.73m x 1.14m)

White suite comprising close coupled wc; pedestal wash hand basin with mono mixer tap; wood laminate floor; extractor fan.

Lounge

15'8 x 11'9 (4.78m x 3.58m)

Limestone fireplace with wood burning stove; granite hearth; hard wood floor; corniced ceiling; tv aerial connection point; open through to:-

Dining Area

10'3 9'11 (3.12m 3.02m)

Wood laminate floor; corniced ceiling; PVC glazed sliding patio door to rear gardens.

Kitchen

14'1 x 10'8 (4.29m x 3.25m)

(Maximum Measurements)

Good range of pine high and low level cupboards and drawers with matching leaded glass display cupboard incorporating Blanco 1½ tub sink unit with swan neck mixer tap; integrated Creda electric under oven with 4 ring ceramic hob; concealed extractor fan over; space for fridge / freezer; space and plumbing for washing machine and dishwasher; formica worktops; part tiled splash back; part tiled floor; part wood laminate floor; glazed uPVC door to rear; under stairs storage cupboard.

First Floor / Landing

Principal Bedroom

13'8 x 11'10 (4.17m x 3.61m)

Wood laminate floor.

En-Suite Shower Room

9'3 x 5'7 (2.82m x 1.70m)

White suite comprising separate tiled shower cubicle with Triton T80si electric shower unit and wall mounted telephone shower attachment; fitted glass shower door; low flush wc; recessed wash hand basin with chrome taps in a laminate surround and cupboard under; tiled floor; part tiled walls; Velux window; hotpress with insulated copper cylinder.

Bedroom 2

11'9 x 10'0 (3.58m x 3.05m)

Maximum Measurements

Built-in wardrobes with sliding doors; wood laminate floor; corniced ceiling; stunning countryside views.

Bedroom 3

9'3 x 6'6 (2.82m x 1.98m)

Wood laminate floor.

Bathroom**10'1 x 5'8 (3.07m x 1.73m)**

White suite comprising tongue and groove panelled bath with raised pillar mixer tap and telephone shower attachment; low flush wc; pedestal wash hand basin with chrome taps; part tongue and groove panelled walls; recessed spot lighting; access to roof space; extractor fan.

Outside

Decorative gravelled driveway providing off street parking and leading to the side of the property.

Gardens

Front gardens laid out in lawn; enclosed rear gardens laid out in lawn; paved patio area; wooden garden shed; views over the surrounding countryside; PVC enclosed oil storage tank; outside lights and water tap.

Tenure

Leasehold

Ground Rent

TBC

Capital / Rateable Value

£135,000. Rates payable = £1233.50 Per Annum (Approx)









| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 70 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

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