

Tim Martin
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**10 Craigarusky Road
Newtownards
BT23 6PQ**

**Offers Around
£85,000**

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SUMMARY

Situated in a peaceful setting adjacent to Killinchy Presbyterian Church, on the edge of the hamlet of Balloo.

This charming traditional detached cottage includes former stable yard and stores.

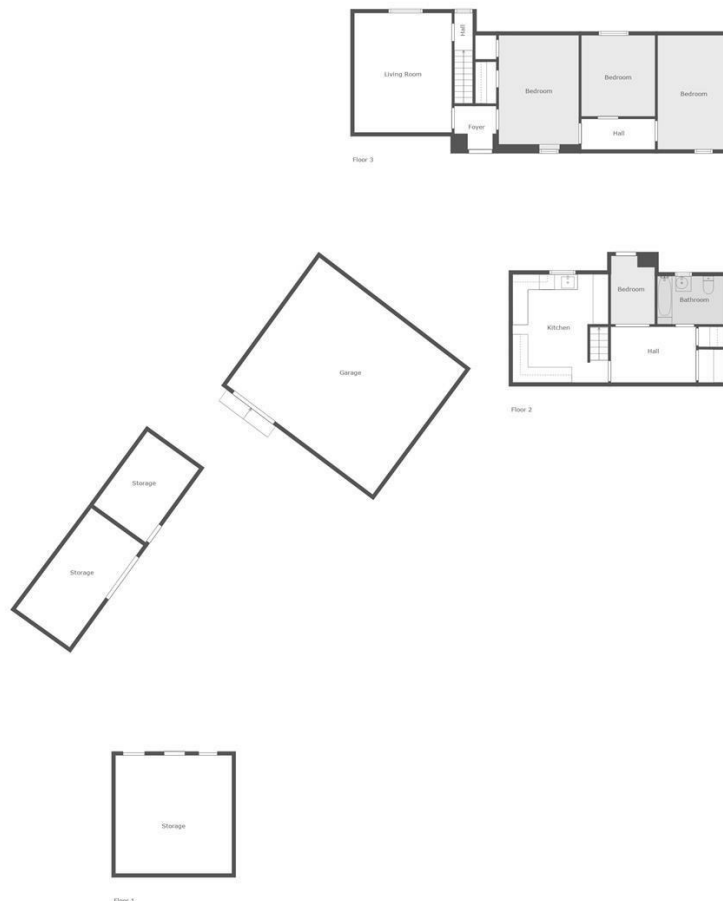
The two storied cottage is in need of modernisation, providing a wonderful opportunity to renovate and create an ideal home to the purchasers own design and finish.

The cottage is ideally situated within easy walking distance of shops, renowned restaurants and local amenities and of course with Strangford Lough just around the corner, pleasing coastal walks and a host of aquatic sports.

CASH OFFERS ONLY

FEATURES

- Cash Offers Only
- Traditional Two Storey Detached Cottage
- Stable yard and Stores
- Three Bedrooms
- One Reception Room and Bathroom
- Close Proximity Situated Within Easy Walking Distance of Shops, Renowned Restaurants and Local Amenities



Entrance Hall

Living Room

13'9 x 11'4 (4.19m x 3.45m)

Slate fireplace; tiled hearth.

Bedroom 1

13'9 x 11'4 (4.19m x 3.45m)

Built wardrobe; door to:-

Hallway

Bedroom 2

11'2 x 9'0 (3.40m x 2.74m)

Bedroom 3

15'8 x 8'10 (4.78m x 2.69m)

Lower Ground Floor

Hallway

Kitchen

13'11 x 10'6 (4.24m x 3.20m)

Double drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; part tiled walls.

Utility Room

14'2 x 6'10 (4.32m x 2.08m)

Built in cupboards; part tiled walls.

Rear Hall

7'0 x 4'7 (2.13m x 1.40m)

Bathroom

9'1 x 6'6 (2.77m x 1.98m)

White suite comprising panelled bath; pedestal wash hand basin; low flush WC; external wall heater; tiled walls.

Outside

Double wrought iron gates and bitmac drive to:-

Stable

18'6 x 15'3 (5.64m x 4.65m)

Subdivided into 4 stable; light and power points.

Store

11'5 x 11'0 (3.48m x 3.35m)

Store

22'0 x 11'5 (6.71m x 3.48m)

Double doors.

Store

27'11 x 18'2 (8.51m x 5.54m)

Double doors; fluorescent light; connection to main sewer.

WC






Please Note

The property is not connected to a sewage system but a connection to the main sewer is available in one of the stores.

An easement will be provided to maintain the store adjacent to the graveyard.

The stone wall dividing the property and the graveyard will remain in the ownership of the church and be maintained by them.



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

	Current	Potential
		7

EU Directive 2002/91/EC

Comber ■

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