

Tim Martin
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**15 Ganaway Drive
Whiterock
BT23 6QQ**

**Offers Around
£285,000**

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SUMMARY

A delightful detached bungalow, occupying a private and mature site, ideally located in this much sought after area only a short stroll to the shores of Strangford Lough.

The property is fitted with oil fired central heating, uPVC double glazing and boasts bright and spacious accommodation throughout, ideal for families, those looking to downsize or even those wanting a holiday home.

The accommodation is designed to be flexible and can adapt to suit most families needs. The heart of the home is undoubtedly the open plan kitchen and living room which leads through to a bright and generous conservatory overlooking and opening to the gardens, providing an excellent entertaining space. The living accommodation is further enhanced by a dining room and spacious lounge with wood burning stove. The property boasts four bedrooms, principal with modern en suite, which could be equally suitable for use as a additional living space, home office or studio, and family bathroom.

Outside, the gardens are equally as impressive and surround the property on three sides creating a private, sheltered haven. Laid out in lawns and enclosed with well stocked flowerbeds bursting with colour and interest throughout the year including Camellia, Clematis, Roses, Azalea to name a few. An aluminum greenhouse is tucked in the west facing rear garden - ideal for those who want to grow their own fruit and vegetables. Paved patio areas are strategically located to make the most of the sunshine and are easily accessed from the property.

Situated close to the shores of Strangford Lough, boasting a wealth of water sports and beautiful coastal walks, Daft Eddies pub/restaurant and Strangford Lough Yacht Club. The property is within a short drive of Killinchy primary school and Balloo where you can find a range of amenities including an excellent public transport network providing ease of access to Downpatrick and Belfast and an excellent range of grammar schools.

FEATURES

- Detached Bungalow Set on a Private, Mature Site
- Open Plan Kitchen and Living Room Leading to Generous Conservatory
- Separate Dining Room and Lounge with Wood Burning Stove
- Four Bedrooms - Equally Suitable for Studio, Home Office or Additional Living Space
- Principal Bedroom with Modern En Suite Shower Room
- Family Bathroom
- Partially Floored Roofspace - Suitable for Conversion (Subject to Planning)
- Oil Fired Central Heating and Double Glazing
- Beautiful Mature Gardens Surround the Property Creating a Peaceful Haven
- Set a Short Stroll from the Shores of Strangford Lough

Entrance Porch

Tiled floor; mat recess; glazed door and side panel leading to:-

Entrance Hall

Tiled floor; storage cupboard with insulated copper cylinder and shelving; access to roofspace via slingsby type ladder (partially floor; light).

Living Room 17'9 x 12'4 (5.41m x 3.76m)

(maximum measurements)

Inglenook style fireplace with cast iron fire and canopy, tiled surround and matching hearth; telephone connection point; built in bookshelves; corniced ceiling.

Dining Room 11'5 x 9'5 (3.48m x 2.87m)

Painted tongue and groove ceiling; corniced ceiling; wired for wall light.

Family Room 14'1 x 9'5 (4.29m x 2.87m)

Enclosed cast iron wood burning stove in tiled surround; matching hearth; wooden mantle; telephone connection point; pine tongue and groove ceiling; wired for wall lights; open through to:-

Kitchen 13'7 x 8' (4.14m x 2.44m)

Excellent range of laminate high and floor level cupboards and drawers with formica worktop incorporating 1½ tub single drainer stainless steel sink unit with mixer tap; matching breakfast bar; space and plumbing for dishwasher; housing for double electric ovens and fridge freezer; Electrolux 4 ring ceramic hob with extractor fan over; ceramic tiled floor; part tiled walls; sliding door to:-

Utility Room 7'6 x 5'4 (2.29m x 1.63m)

Formica worktop single drainer stainless steel sink unit with mixer tap; space and plumbing for washing machine; built in cupboard with sliding doors concealing shelving and clothes rails; door to side.

Conservatory 17'2 x 10'8 (5.23m x 3.25m)

Double glazed doors leading from living room; ceramic tiled floor; wired for walls lights; double patio doors to partially enclosed South facing patio.

Bedroom 1 14'9 x 9'4 (4.50m x 2.84m)

En Suite Shower Room 9'4 x 6'1 (2.84m x 1.85m)

White suite comprising quadrant shower cubicle with PVC clad walls and Mira Vie electric shower and telephone shower attachment; glass sliding shower doors and side panel; vanity unit with recessed wash hand basin and mono mixer taps with mirror fronted bathroom cabinet over and two drawers under; tiled splashback; close coupled WC; chrome heated towel radiator; wood laminate floor; LED spotlights; extractor fan.

Bedroom 2 9'2 x 6'10 (2.79m x 2.08m)

Built in wardrobes with clothes rails and shelving; telephone connection.

Bathroom 7'5 5'4 (2.26m 1.63m)

White suite comprising pine panelled bath with Aqualisa thermostatically controlled shower and telephone shower attachment over; tiled surround; close coupled WC; vanity unit with recessed wash hand basin and cupboards under; tiled splashback.

Bedroom 3 10'11 x 8'4 (3.33m x 2.54m)

Bedroom 4 / Studio 21'1 x 14'4 (6.43m x 4.37m)

L Shaped - Maximum Measurements

Engineered wood floor; built in cupboard with clothes rails and shelving and cupboards over; glazed Belfast sink; part vaulted ceiling with twin Velux window; double patio doors to raised side patio area partially enclosed with trellis .

Outside

Bitmac drive providing ample parking to front and side and leading to:-

Detached Garage

Gardens

Front gardens laid out in lawns and planted with an array of ornamental and flowering shrubs and trees including Roses, Geranium, Foxglove etc providing a riot of colour and interest throughout the year.

Rear West facing gardens laid out in lawn with flagged path leading to a partially enclosed patio area. An aluminium framed glasshouse is located in the corner of the garden - ideal for those with green fingers.

Tenure

Leasehold

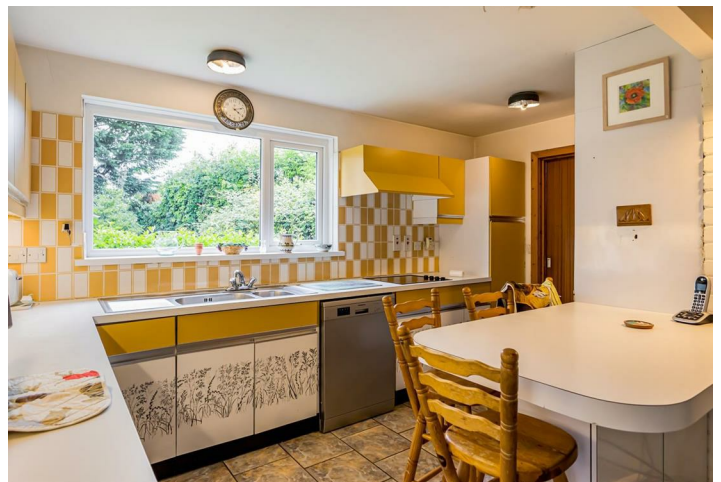
Ground Rent

£35.00 Per Annum (Approx)

Capital / Rateable Value

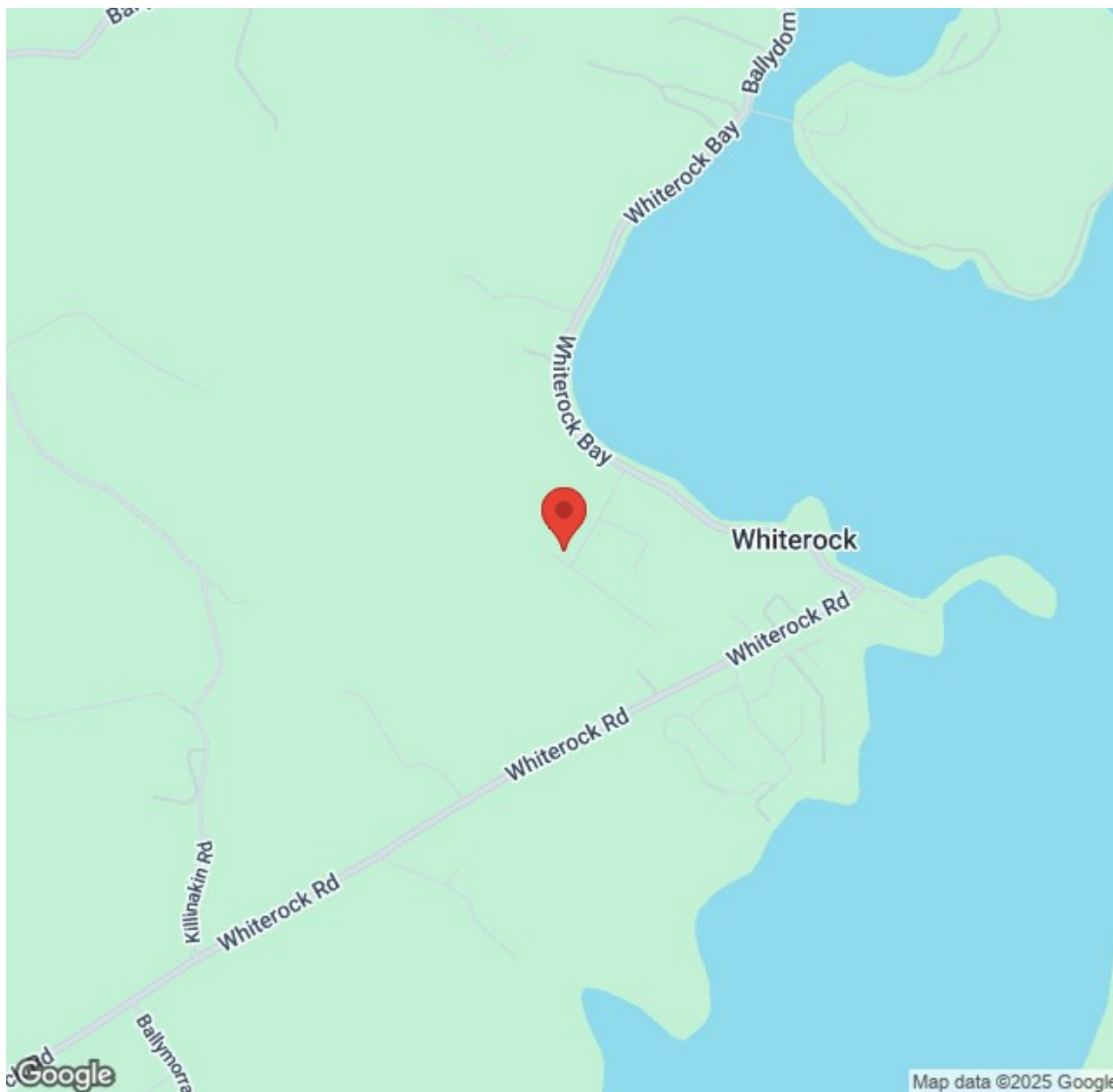
Rates = £2146.15 Per Annum (approx)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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