

**Tim Martin**  
— .co.uk



40 Kilmoor Church Road  
Kilmoor  
Killinchy  
BT23 6SA

Offers Around  
£175,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

This spacious semi detached bungalow occupies a pleasant semi rural site with stunning views over the surrounding countryside, situated within this much sought after location with ease of access to Lisbane, Balloo and Comber.

The property is fitted with oil fired central heating and double glazing and enjoys well appointed accommodation comprising of a spacious lounge with wood burning stove, fitted kitchen, three excellent sized bedrooms including the principle bedroom ensuite and a shower room fitted with a white suite. Outside, the gravelled driveway leads to the front of the property whilst spacious gardens to the front and side are laid out in lawn and enclosed rear gardens with store.

The property is ideal for the first time buyer, young family or those wishing to downsize to the country yet with convenience in mind.

## FEATURES

- Spacious Semi Detached Bungalow Set Within This Pleasing Semi Rural Location
- Three Excellent Sized Bedrooms Including Principle Bedroom Ensuite
- Spacious Lounge With Wood Burning Stove
- Fitted Kitchen And Shower Room
- Oil Fired Central Heating And Double Glazing
- Gravelled Driveway To The Front
- Enclosed Front And Rear Gardens With Store
- Ideal For The First Time Buyer, Young Couple Or Those Wishing To Downsize
- Within Close Proximity To Balloo, Lisbane, Comber And A Range Of Primary Schools
- Convenient Commuting Distance To Newtownards And Belfast

### Entrance Hall

Glazed uPVC entrance door; wood laminate floor; hotpress with insulated copper cylinder.

### Lounge

**15'4 x 10'11 (4.67m x 3.33m)**

Cast iron wood burning stove on tiled hearth; corniced ceiling.

### Kitchen

**15'2 x 8'5 (4.62m x 2.57m )**

Good range of wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with swan neck mixer taps; space for gas range cooker; extractor hood over; space and plumbing for washing machine; space for fridge / freezer; wood lamainate worktops; tiled splashback; tiled floor; recessed spotlights; glazed uPVC door to rear.

### **Bedroom 1**

**15'0 x 12'7 (4.57m x 3.84m )**

Wood laminate floor.

### **En-suite Wet Room**

**9'11 x 6'5 (3.02m x 1.96m )**

Tiled shower area with Triton Enrich electric shower unit and wall mounted telephone shower attachment; close coupled WC; pedestal wash hand basin; tiled walls and floor; extractor fan.

### **Bedroom 2**

**12'6 x 10'7 (max measurements) (3.81m x 3.23m (max measurements))**

Wood laminate floor.

### **Bedroom 3**

**8'9 x 8'5 (2.67m x 2.57m )**

Wood laminate floor.

### **Shower Room**

**7'1 x 5'5 (2.16m x 1.65m )**

White suite comprising separate quadrant shower cubicle with Gainsborough electric shower unit and wall mounted telephone shower attachment; pedestal wash hand basin with mono mixer taps; close coupled WC; towel radiator; part tiled walls; part PVC clad walls; tiled floor; extractor fan.

### **Outside**

Gravelled driveway leading to the front of the property.

### **Gardens**

Front gardens laid out in lawn; stunning views over surrounding countryside.

Enclosed rear gardens with spacious concrete area.

### **Store**

**10'1 x 6'10 (3.07m x 2.08m )**

Light and power point.

### **Boiler House**

**6'10 x 3'1 (2.08m x 0.94m )**

Oil fired boiler.

### **Capital Rateable Value**

£92,500 Rates Payable = £845.17 per annum (approximately)



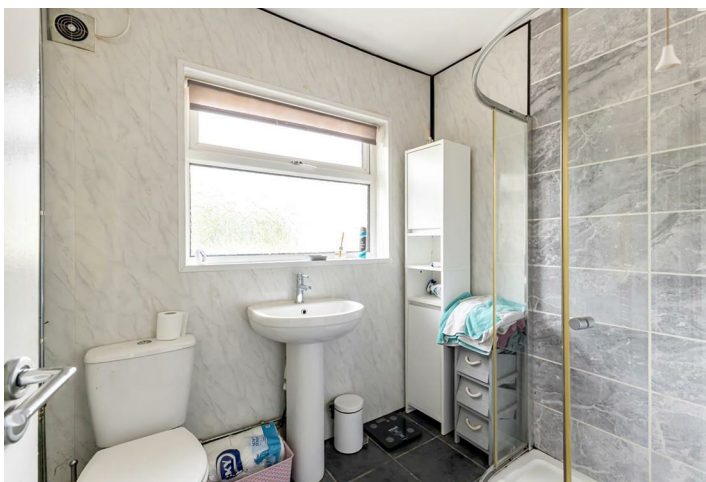






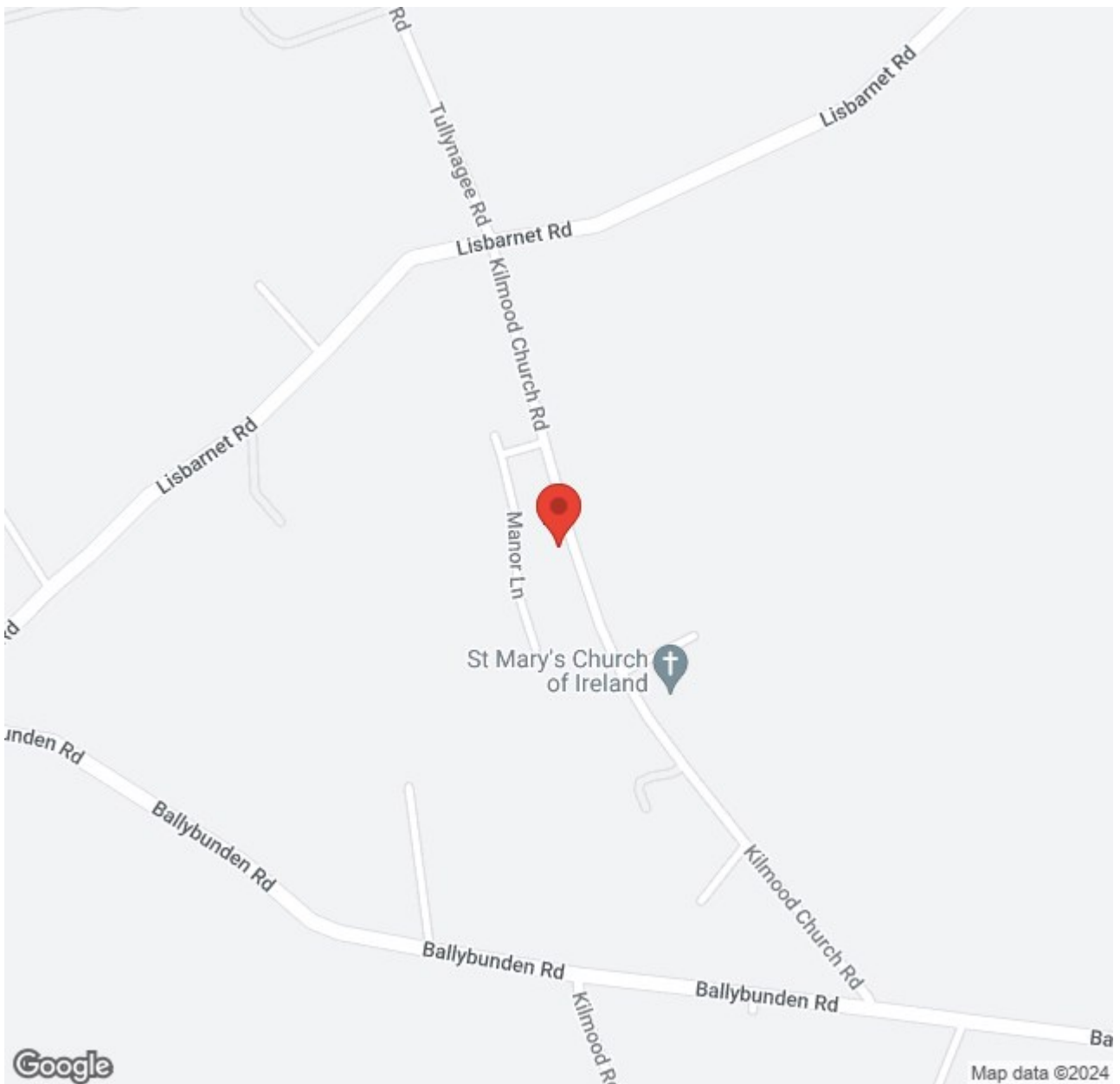












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		53	66

Comber  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

Saintfield  
 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.