

Tim Martin
— .co.uk



9 Inishanier
Killinchy
BT23 6SU

Offers Around
£450,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Occupying this superb site with stunning views over Strangford Lough, this beautiful detached family home is situated in the ever popular and much sought after Inishanier development in Whiterock, Killinchy.

The property boasts beautifully appointed accommodation that is both spacious and versatile, which can be easily adapted to suit the needs of the growing and established families. The ground floor enjoys a spacious lounge with gas fire, family room with wood burning stove with double doors leading out to the rear gardens, dining room, modern fitted kitchen with spacious living and dining area, utility room and WC. The first floor comprises of four excellent sized bedrooms with the principal bedroom enjoying an ensuite shower room, family bathroom, fitted with a modern white suite and an additional bedroom / home office or play room.

Outside, a spacious driveway provides excellent parking for several cars, caravan or boat and leads to the integral double garage. Gardens to the front are laid out in lawn and command stunning views over Strangford Lough, whilst the spacious enclosed gardens to the rear are laid out in lawn with a paved patio area and covered BBQ area – perfect for all the family to enjoy all year round.

Within walking distance are the shores of Strangford Lough and Strangford Yacht Club where you can enjoy beautiful coastal walks and water sports. Daft Eddies coffee shop, bar and restaurant are within a pleasant stroll, whilst the renowned Balloo House Restaurant is only a short drive away as too is Killinchy Primary school. An excellent public transport network from Balloo serves many of the top grammar schools in the surrounding and Greater Belfast area, whilst those wishing to commute can enjoy ease of access to main arterial routes to Downpatrick, Newtownards, Dundonald and Belfast.

FEATURES

- Beautifully Presented Detached Family Home Close To The Shores Of Strangford Lough
- Four Bedrooms With Principal Bedroom Ensuite Plus Additional Fifth Bedroom / Home Office Or Playroom
- Three Reception Rooms
- Modern Fitted Kitchen With Spacious Living And Dining Area
- Utility Room And Separate WC
- Family Bathroom Fitted With A Modern White Suite
- Spacious Driveway Providing Excellent Parking And Leading To Integral Double Garage
- Oil Fired Central Heating And Double Glazing
- Front Gardens Laid Out In Lawn With Views Over Strangford Lough And Enclosed Rear Gardens With Spacious Patio Areas
- Within Walking Distance To Strangford Lough And Daft Eddies Pub/Restaurant And Within Close Proximity To Killinchy Primary School, Balloo And Public Transport

Entrance Hall

Glazed pvc entrance door with matching side lights; oak wood strip floor; telephone connection point.

WC 6'5 x 3'9 (1.96m x 1.14m)

Modern white suite comprising close coupled wc and pedestal wash hand basin with corner taps; tiled walls and floor; extractor fan.

Lounge 19'7 x 12'8 (5.97m x 3.86m)

Beautiful limestone fireplace with matching hearth; gas fire inset; oak wood strip floor; tv and telephone connection points.

Living Room 16'4 x 11'7 (4.98m x 3.53m)

Morso wood burning stove on slate hearth; oak wood strip floor; glazed pvc double doors to rear gardens.

Dining Room 12'8 x 10'4 (3.86m x 3.15m)

Oak wood strip floor.

Kitchen / Living / Dining Area 24'10 x 11'7 (7.57m x 3.53m)

Excellent range of modern wood laminate high and low level cupboards and drawers 1½ tub stainless steel sink unit with mono mixer tap; space for gas range cooker; extractor hood over; integrated Hotpoint fridge; Kenwood dishwasher; formica worktops; tiled splashback; tiled floor; recessed spotlights; glazed pvc double doors to rear gardens.

Utility Room 11'8 x 9'2 (3.56m x 2.79m)

Good range of modern wood laminate cupboards incorporating single drainer stainless steel sink unit with mixer tap; formica worktops; space and plumbing for washing machine and tumble dryer; tiled splashback; tiled floor; glazed pvc door to rear; access to integral garage.

First Floor / Minstrel Galleried Landing

Access to roofspace; hotpress with insulated copper cylinder.

Principal Bedroom 16'4 x 11'8 (4.98m x 3.56m)

Built-in sliding robes; stunning views over Strangford Lough.

Ensuite Shower Room 9'0 x 8'5 (maximum measurements) (2.74m x 2.57m (maximum measurements))

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit with wall mounted telephone shower attachment; fitted sliding shower doors; pedestal wash hand basin with chrome taps; close coupled wc; tiled walls and floor; wiring for wall light; extractor fan.

Bedroom 2 16'1 x 11'11 (maximum measurements) (4.90m x 3.63m (maximum measurements))

Built-in storage cupboard; tv aerial connection point; access to bedroom 5

Bedroom 3 15'9 x 11'5 (maximum measurements) (4.80m x 3.48m (maximum measurements))

Built-in storage cupboard; tv aerial connection point; access to bedroom 5

Bedroom 4 14'11 x 11'8 (4.55m x 3.56m)

Tv aerial connection point

Bathroom 11'6 x 8'1 (3.51m x 2.46m)

Modern white suite comprising corner panel bath with mono mixer tap; separate tiled shower cubicle with thermostatically controlled shower unit with wall mounted telephone shower attachment; fitted sliding shower door; close coupled wc; bidet; pedestal wash hand basin; tiled walls and floor; extractor fan.

Bedroom 5 / Games Room / Home Office 24'8 x 10'5 (7.52m x 3.18m)

Outside

Spacious driveway providing parking for up to 5 cars and leading to:-

Double Integral Garage 18'9 x 18'4 (5.72m x 5.59m)

Twin up and over doors; light and power points; Worcester oil fired boiler.

Gardens

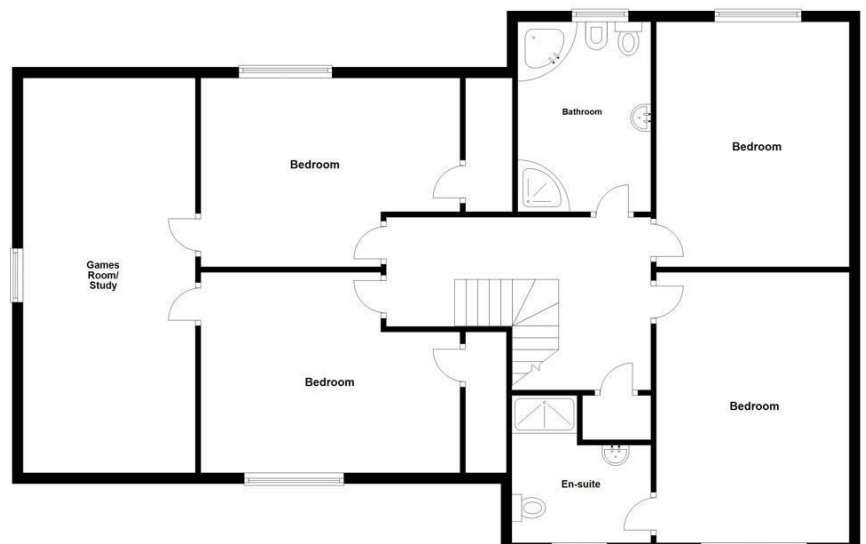
Front gardens laid out in lawn with views over Strangford Lough.

Enclosed rear gardens laid out in lawn. Spacious brick pavia patio area; additional covered brick pavia patio / BBQ area; outside lights and water tap; pvc oil storage tank.

Tenure

Freehold

Capital Rateable Value











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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	70

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.