



A beautifully presented semi detached property occupying a quiet position situated at the edge of the exclusive Spinners Gate development. Exuding a warmth and character not usually associated with modern homes, property is finished to a high standard and has been tastefully decorated throughout. The well-appointed layout could be adapted to suit the occupier's requirements. Briefly comprising; hallway, cloakroom WC, separate lounge an impressive open plan kitchen – dining – living room plus utility room. On the first floor are four bedrooms – principal with ensuite plus main bathroom. Further enhanced by a floored roof space, uPVC frame double glazed windows and gas fired central heating. Externally, this is complimented by a spacious tarmac driveway leading to a low maintenance, enclosed landscaped rear garden.

Located nearby Strangford Lough; An area renowned for its outstanding natural beauty yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute. Amenities located at Balloo village include Balloo House Pub & Restaurant, Coffee Shop & delicatessen plus petrol station with convenience store. There are also various outdoor recreational pursuits on your doorstep including countryside walks, horse riding and sailing. We are confident this wonderful property will appeal to the most discerning purchaser.

Offers Around
£265,000

10 Spinners Gate,
Killinchy,
BT23 6WB

Viewing by
appointment
through agent
028 9042 4747



- An immaculately presented & beautifully decorated semi detached
- Quiet position at the edge of exclusive Spinners Gate development
- Exuding a warmth & character not usually associated with modern homes
- Hallway
- Cloaks WC
- Living Room
- Kitchen open plan to Dining
- Four bedrooms
- Principal bedroom with ensuite
- Main bathroom
- Gas fired central heating
- uPVC frame double glazed windows
- Tarmac double driveway
- Enclosed landscaped rear garden
- Amenities located at Balloo village include Balloo House Pub & Restaurant, Coffee Shop & delicatessen plus petrol station with convenience store
- Area renowned for its outstanding natural beauty yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards

The Property Comprises:

Ground Floor

Composite front door to . . .

HALLWAY: Ceramic tiled floor.

CLOAKROOM: Low flush wc, wall mounted wash hand basin with mixer tap and tiled splash back, ceramic tiled floor, extractor fan.



LIVING ROOM: 14' 5" x 12' 6" (4.4m x 3.8m) Feature wall mounted electric fireplace.



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KITCHEN OPEN PLAN TO DINING : 18' 4" x 11' 6" (5.6m x 3.5m) Shaker style kitchen with excellent range of high and low level units, stainless steel sink with drainer and mixer tap, wood block effect laminate worktops and upstands, built-in cooker with four ring gas hob and electric oven and grill, built-in dishwasher, built-in fridge freezer, ceramic tiled floor, Valliant gas fired boiler, uPVC double glazed doors to exterior.



UTILITY ROOM: 6' 7" x 5' 3" (2m x 1.6m) Stainless steel sink with drainer and mixer tap, wood block effect laminate worktops, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, extractor fan, meter cupboard.

First Floor

LANDING: Feature glazed balustrade and feature LED lighting, Slingsby ladder to floored roofspace with light.



BEDROOM (1): 11' 6" x 10' 10" (3.5m x 3.3m)

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower, pedestal wash hand basin with mixer tap, tiled splash back and inset mirror, low flush wc, ceramic tiled floor, heated towel rail, Xpelair extractor fan.



BEDROOM (2): 12' 6" x 9' 10" (3.8m x 3m)



BEDROOM (3): 11' 6" x 8' 2" (3.5m x 2.5m) (at widest points).

BEDROOM (4): 11' 6" x 7' 3" (3.5m x 2.2m)



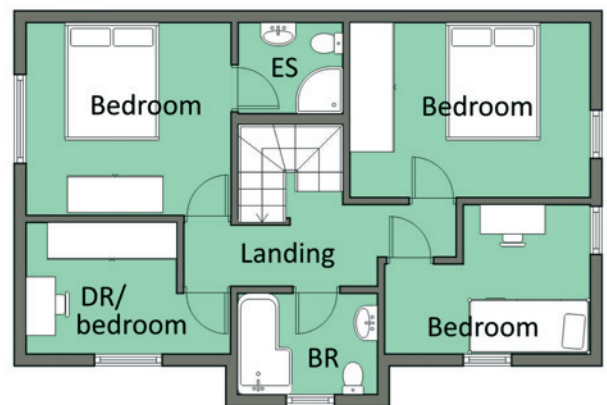
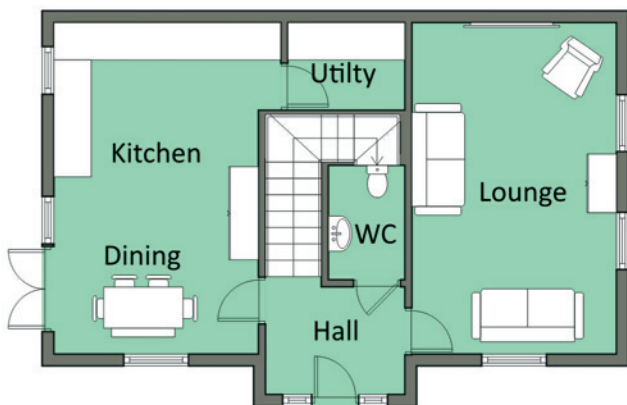
BATHROOM: Luxury white suite comprising P-shaped bath with mixer tap and mains shower over, wall mounted wash hand basin with mixer tap, tiled splash back with mirror inset, low flush wc, heated towel rail, ceramic tiled floor, extractor fan, window.



Outside

Tarmac driveway, front garden in lawn. Enclosed, landscaped rear garden bordered by fencing, outside tap and light.

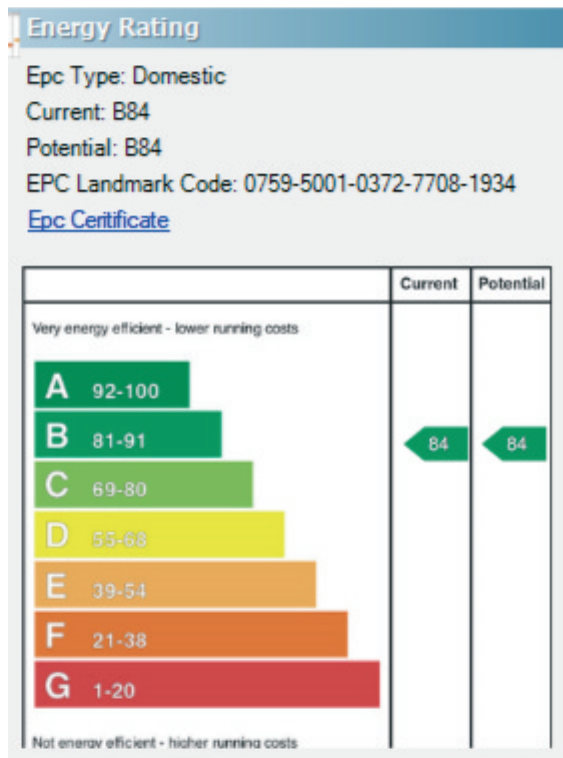




Location:

Travelling South along the Comber Road, at Balloo turn right onto Saintfield Road. Spinners Gate is located on the right hand side. Take the first left into the cul-de-sac; Number 10 is positioned within the cul-de-sac.

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