



## 36 FLORIDA ROAD

Killinchy Newtownards  
BT23 6SD

- Detached property
- Four bedrooms
- Master bedroom ensuite
- Dining room
- Living room
- Lounge
- Kitchen with dining area
- Double garage
- Large gardens
- Great location

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			
Northern Ireland		EU Directive 2002/91/EC	

**Asking Price £435,000**

# 36 Florida Road

## Killinchy, Newtownards, BT23 6SD



### Reception Hall

15'2" x 12'5" (4.62m x 3.79m)

Bright entrance hall with tiled flooring.

### Lounge

19'5" x 14'8" (5.92m x 4.47m)

Large bright lounge with feature fireplace with wood burning stove.

### Kitchen/Dining Room

11'9" x 15'3" (3.58m x 4.65m)

A range of high low level units including stainless steel sink unit and single drainer, granite style worktops, integrated dish washer, space for range style cooker and American fridge freezer. Tiled floor and splash area.

### Utility Room

7'7" x 7'9" (2.31m x 2.36m)

A range of units including stainless steel sink unit and space for washing machine and tumble dryer. Tiled floor and splash.

### WC

Low flush w.c and wash hand basin.

### Dining Room

11'9" x 17'1" (3.58m x 5.21m)

Solid wood flooring.

### Family Room

10'8" x 13'0" (3.25m x 3.96m)

Solid wood flooring and patio doors.

### Landing

Store cupboard and hotpress.

### Bedroom 1

15'1" x 14'8" (4.60m x 4.47m)

Front facing bedroom with built in wardrobes and ensuite.

### En-suite

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and walls.

### Bedroom 2

11'8" x 14'8" (3.56m x 4.47m)

Rear facing with built in wardrobes.

### Shower Room

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and walls.

### Bedroom 3

11'8" x 17'1" (3.56m x 5.21m)

Rear facing with built in robes.

### Bedroom 4

10'9" x 13'0" (3.28m x 3.96m)

Front facing bedroom.

### Double Garage

Large double garage with two up and over doors.

### Outside

To the front and side are large mature gardens laid out in lawns approached by a stoned driveway. To the rear is a large paved patio area with views over fields.



## Directions



