



## 57 WHITEROCK ROAD

Killinchy Newtownards  
BT23 6PT

- Detached Residence
- Integral Garage
- Four Bedrooms incl Master with Ensuite
- Drawing room with stunning views over Strangford Lough
- Kitchen with space for informal dining
- Family room with beautiful countryside views
- Beautifully Presented Throughout
- Garden and Patio areas ideal for outside entertaining
- Family Bathroom and Separate Ground Floor and First Floor W/C
- Stunning Lough and Countryside Views

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

**Offers Around £499,950**

# 57 Whiterock Road

## Killinchy, Newtownards, BT23 6PT



### Prime Location

Situated within easy walking distance of Strangford Yacht Club and the ever-popular Daft Eddies, the lifestyle on offer here is second to none. The property is also just a short drive to Balloo and Killinchy Primary Schools, as well as a selection of excellent grammar schools in the surrounding area.

For commuters, the location is ideal, offering convenient access to Downpatrick, Belfast, and Newtownards.

This is a rare opportunity to acquire a beautifully presented, spacious detached home in an idyllic loughside setting – combining spectacular views, modern comforts, and superb accessibility in one outstanding package.

### GROUND FLOOR

#### Entrance Hall / Sun Room

11'6" x 11'10" (3.51m x 3.61m)

Paved porch area with overhang veranda leading to PVC front door into bright and spacious entrance hall/sun room with tiled floor. Door to integral garage.

#### W/C

White suite encompassing low flush W/C and wash hand basin. Tiled floor.

#### Laundry Room

7'10" x 6'11" (2.39m x 2.11m)

Range of high and low rise units with integrated stainless steel sink and drainer. Tiled floor. Recess for washing machine and tumble dryer. Door to rear.

### Integral Garage

16'9" x 20'4" (5.11m x 6.20m)

Electrically operated roller door. Power and light. Door to side.

#### Bedroom One

12'6" x 10'2" (3.81m x 3.10m)

Double patio doors to side patio and gardens.

#### Bedroom Two

12'10" x 9'6" (3.91m x 2.90m)

Double patio doors to side patio and gardens.

#### Bedroom Three

8'6" x 10'2" (2.59m x 3.10m)

Double patio doors to side patio and gardens. Built in robes.

#### Family Bathroom

6'7" x 8'2" (2.01m x 2.49m)

White suite encompassing low flush W/C, wash hand vanity unit and bath with overhead shower. Tiled walls and floor. Towel radiator.

### FIRST FLOOR

#### Landing

12'10" x 17'5" (3.91m x 5.31m)

Bright landing area. Access to roof space. Door to fully operational elevator. Double doors through to drawing room.

#### W/C

White suite encompassing low flush W/C and vanity wash hand unit.

### Drawing Room

20'8" x 16'9" (6.30m x 5.11m)

Bright and spacious drawing room with corner window and stunning views over Strangford Lough. Feature granite fireplace with gas inset.

### Kitchen

17'5" x 11'6" (5.31m x 3.51m)

Range of high and low rise units with polished granite worktops and Belfast style sink with mixer taps and tiled splash backs. Recess for Falcon range 5 ring hob with extractor fan. Integrated fridge/freezer and dish washer. Tiled floor. Space for dining. Open plan through to family area.

### Family Area

13'5" x 17'1" (4.09m x 5.21m)

Corner windows with beautiful countryside views. Fireplace with electric fire.

### Master Bedroom

13'9" x 11'10" (4.19m x 3.61m)

### Ensuite

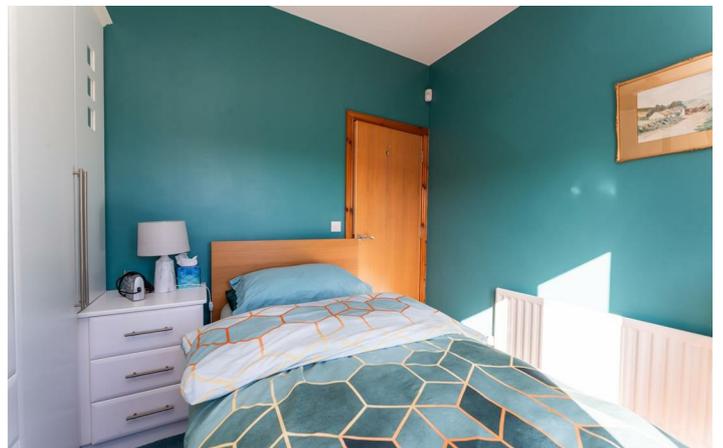
White suite encompassing low flush W/C, wash hand vanity unit and walk in shower. Towel radiator. Tiled walls.

### OUTSIDE

Approached via double gates into tarmaced driveway with ample space for parking. Access to integral garage. Paved path leading to main door with overhang veranda to front. Mature and private hedged gardens with paved patio area ideal for outside entertaining and lawned area with feature flowerbeds and mature planting.

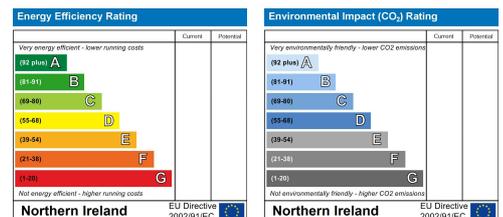


## Directions



# Floor Plan

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