



113 Whitethorn Brae, Kinallen, Down, BT25 2DH

Offers in the region of £275,000

- 4 Bedrooms (Master with Ensuite Shower Room)
- Kitchen with Dining Area
- White bathroom suite
- UPVC double glazed windows
- Enclosed rear garden with optional Garden room.
- Large Lounge
- Utility Room
- Separate Downstairs WC
- Oil Fired Central Heating

# 113 Whitethorn Brae, Kinallen BT25 2DH

Nestled in the charming area of Whitethorn Brae, Kinallen, this delightful detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are welcomed into a spacious reception room, which serves as a wonderful gathering space for family and friends. The layout of the house is designed to provide a warm and inviting atmosphere, making it easy to entertain guests or enjoy quiet evenings at home.

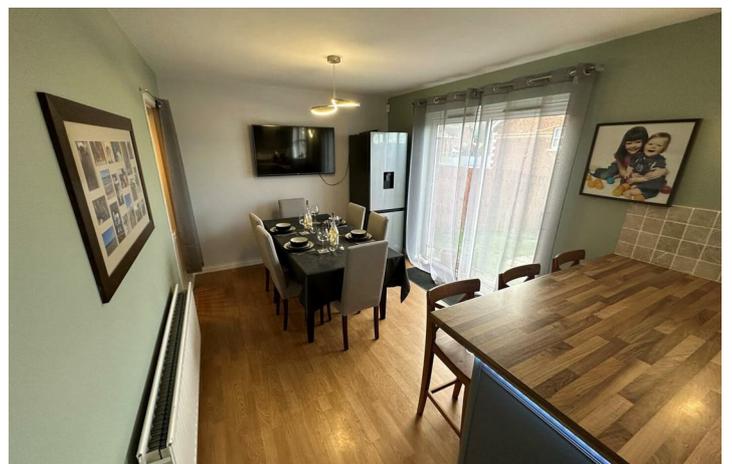
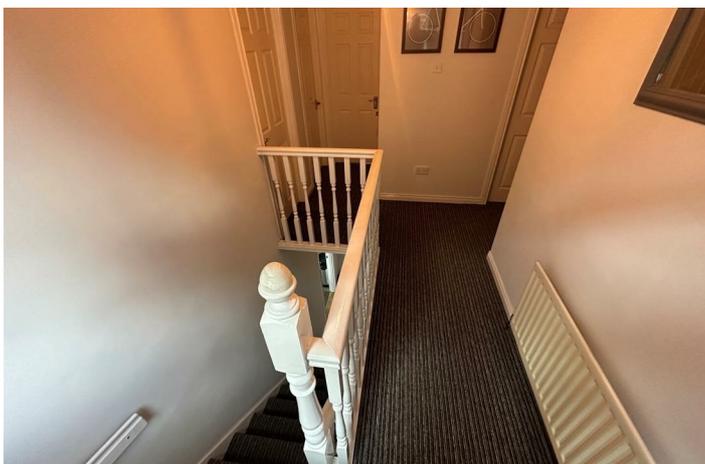
The property boasts two bathrooms, ensuring that morning routines run smoothly for everyone in the household. This feature is particularly beneficial for larger families or those who appreciate the convenience of having multiple facilities.

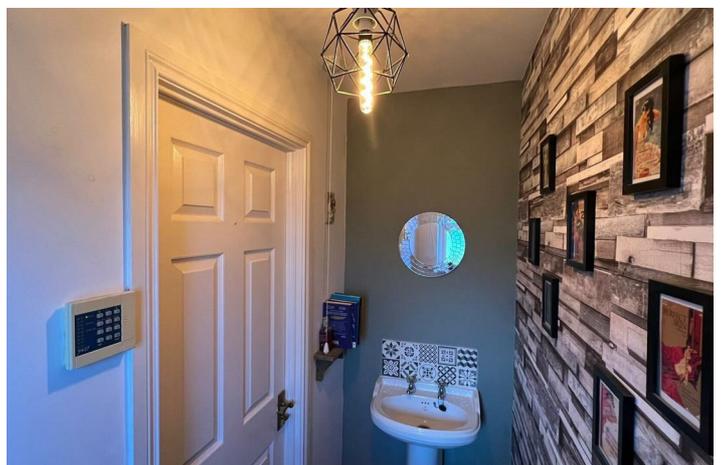
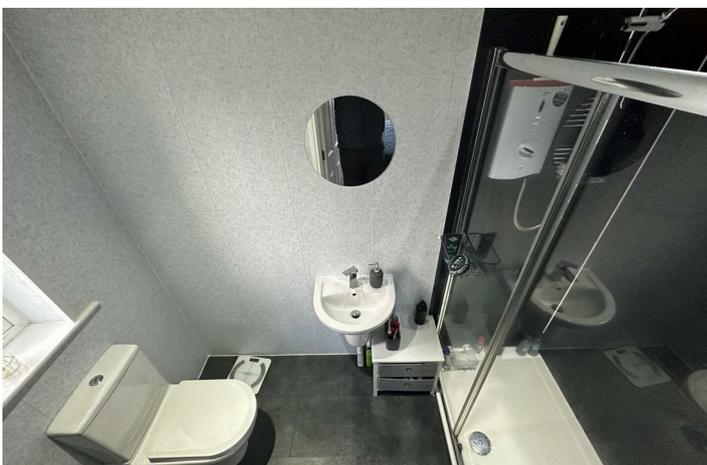
The surrounding area of Kinallen is known for its picturesque landscapes and community spirit, making it an excellent choice for families and individuals alike. With local amenities and schools within easy reach, this location offers both tranquillity and accessibility.

In summary, this detached house on Whitethorn Brae presents a fantastic opportunity for those looking to settle in a welcoming community. With its generous living space and thoughtful design, it is a property that promises to meet the needs of modern family life. Do not miss the chance to make this lovely house your new home.



Council Tax Band: Northern Ireland







## Directions

## Viewings

Viewings by arrangement only. Call 028 92 693800 to make an appointment.

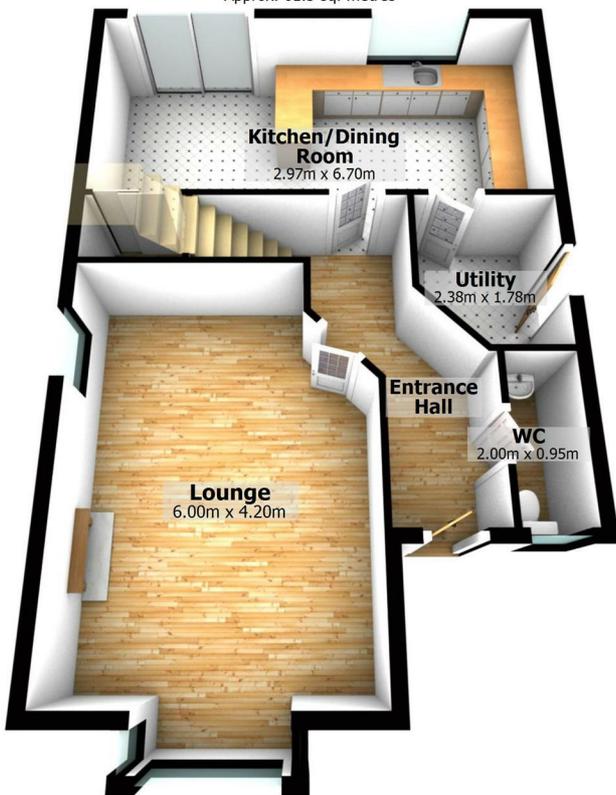
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

### Ground Floor

Approx. 61.5 sq. metres



### First Floor

Approx. 59.9 sq. metres



Total area: approx. 121.4 sq. metres