

**Tim Martin**  
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115 Whiterock Bay  
Whiterock  
Killinchy  
BT23 6QA

Offers Around  
£550,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

Occupying a truly stunning site in this highly desirable coastal location, this exceptional detached home boasts uninterrupted views across Strangford Lough, taking in the beauty of Sketrick Island and stretching towards the rolling landscapes of the Ards Peninsula.

The home has been thoughtfully designed to make the most of its spectacular setting, with large picture windows and open plan living areas that frame the ever changing views. A spacious lounge with Stovax glass fronted fire is open plan to a snug / dining area , which leads seamlessly into the open plan kitchen and dining area, which has been finished with a contemporary fitted kitchen with an excellent range of Bosch integrated appliances and a separate utility room. Four excellent sized bedrooms including the principal bedroom with an ensuite bathroom, separate shower room and WC complete this beautiful home.

Outside, a spacious driveway provides excellent parking for cars, boat or caravan and leads to the attached double garage. Gardens to the front are laid out in rolling lawn with a spacious paved patio area and take full advantage of the lough views. Enclosed rear gardens have been beautifully designed and are laid out in lawn and planted with an array of shrubbery that boasts wonderful colour all year round. A spacious patio area with pergola boasts the ideal outdoor space for entertaining family and friends.

This fabulous home, whether a family home or holiday retreat is perfectly located within walking distance of Strangford Lough Yacht club boasting a wealth of water sports for all ages, whilst the ever popular Daft Eddies pub/restaurant and coffee shop is only a short stroll away on the beautiful Sketrick Island. Many other local amenities are easily accessible in Killinchy with the renowned and award winning Balloo House restaurant, Crafty Fox gift shop, petrol station, McCann's convenience store and Killinchy Primary School. Regular buses at Balloo serve many secondary schools.

## FEATURES

- Exceptional Detached Home Occupying One of the Finest Sites in This Highly Desirable Area with Uninterrupted Views Over Strangford Lough and Sketrick Island
- Bright and Spacious Lounge Open Plan to a Snug / Dining Area
- Contemporary Fitted Kitchen with an Excellent Range of Bosch Integrated Appliances and Separate Utility Room
- Four Excellent Sized Bedrooms Including Principal Bedroom with an Ensuite Bathroom
- Shower Room Fitted with a Modern White Suite and a Separate WC
- Oil Fired Central Heating and uPVC Double Glazing
- Spacious Driveway Providing Excellent Parking Space and Leading to Attached Double Garage
- Beautifully Maintained Front and Rear Gardens with Patio Areas Providing Stunning Views and Excellent Entertaining Space
- Within Walking Distance to Strangford Lough Yacht Club and Daft Eddies Pub and Restaurant
- A Short Drive to Killinchy Primary School, Balloo House Restaurant, Crafty Fox Gift Shop and Public Transport

### **Entrance Porch**

Glazed PVC entrance door with matching side lights; tiled floor; glazed door through to:-

### **Entrance Hall**

Wood strip floor; recessed spotlights; telephone connection point; built-in cloak cupboard; access to roofspace.

### **Lounge**

**17'11 x 13'10 (5.46m x 4.22m)**

Stovax glass fronted fire with granite surround and log storage under; granite hearth; wood strip floor; tongue and groove part vaulted ceiling; glazed uPVC sliding door to front gardens; stunning views over Strangford Lough.

### **Snug / Dining Area**

**10'8 x 9'5 (3.25m x 2.87m)**

Wood strip floor.

### **Kitchen / Dining Area**

**17'11 x 13'11 (5.46m x 4.24m)**

Excellent range of contemporary fitted high and low level cupboards and drawers incorporating Franke 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Bosch electric double oven; Bosch microwave; Bosch fridge and freezer; Bosch dishwasher; Bosch 4 ring ceramic hob; extractor unit over; granite worktops with matching upstands; and breakfast bar; wood strip floor; recessed spotlights; stunning views over Strangford Lough.

### **Utility Room**

**6'7 x 4'11 (2.01m x 1.50m)**

Single drainer stainless steel sink unit with mixer tap; cupboards under; wood strip floor; glazed uPVC door to rear.

### **Store**

**4'8 x 4'5 (1.42m x 1.35m)**

Space and plumbing for washing machine and tumble dryer; built in shelving; wood strip floor.

### **WC**

**5'0 x 3'0 (1.52m x 0.91m)**

Modern white suite comprising close coupled wc; wall mounted hand basin with mono mixer tap and vanity unit under; tiled floor.

### **Bedroom 1**

**10'7 x 8'7 (3.23m x 2.62m)**

Wood strip floor; recessed spotlights.

### **Bedroom 2**

**14'0 x 8'11 (4.27m x 2.72m)**

Recessed spotlights.

### **Bedroom 3**

**9'8 x 6'6 (2.95m x 1.98m)**

Recessed spotlights.

### **Principal Bedroom**

**14'0 x 13'1 (4.27m x 3.99m)**

Recessed spotlights; wood strip floor; built in sliding robes; wiring for wall lights.

**Ensuite Bathroom****6'4 x 5'0 (1.93m x 1.52m)**

Modern white suite comprising panelled bath with corner mono mixer tap; Mira Sport electric shower unit and wall mounted telephone shower attachment; curved glass shower screen; close coupled wc; pedestal wash hand basin with mono mixer tap; tower radiator; part tiled walls; tiled floor; recessed spotlights extractor fan.

**Shower Room****8'11 x 6'7 (2.72m x 2.01m)**

Modern white suite comprising shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment and drench shower head over; glass sliding shower door; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under, part tiled walls; tiled floor; tower radiator; recessed spotlights, extractor fan;

**Outside**

Spacious driveway with wooden gate leading to the side of the property and to:-

**Attached Double Garage****18'10 x 18'1 (5.74m x 5.51m)**

Twin roller doors; glazed uPVC door to rear; light and power points; water tap.

**Gardens**

Front gardens laid out in lawn with mature hedging; paved patio area; stunning views over Strangford Lough and its islands.

Enclosed rear gardens laid out in lawn with beautiful flowerbeds hosting a wonderful selection of ornamental and flowering shrubs boasting fabulous colour all year round; apple trees; spacious paved patio area with pergola; feature stone walls.

**Store****5'10 x 3'7 (1.78m x 1.09m)**

Light and power.

**Boiler House**

Grant Vortex oil fired boiler; Warmflow hot water tank; light and power.

**Capital Rateable Value**

£280,000. Rates Payable = £2670.64 per annum (approx)

**Ground Rent**

£35.00 per annum

**Tenure**

Leasehold

















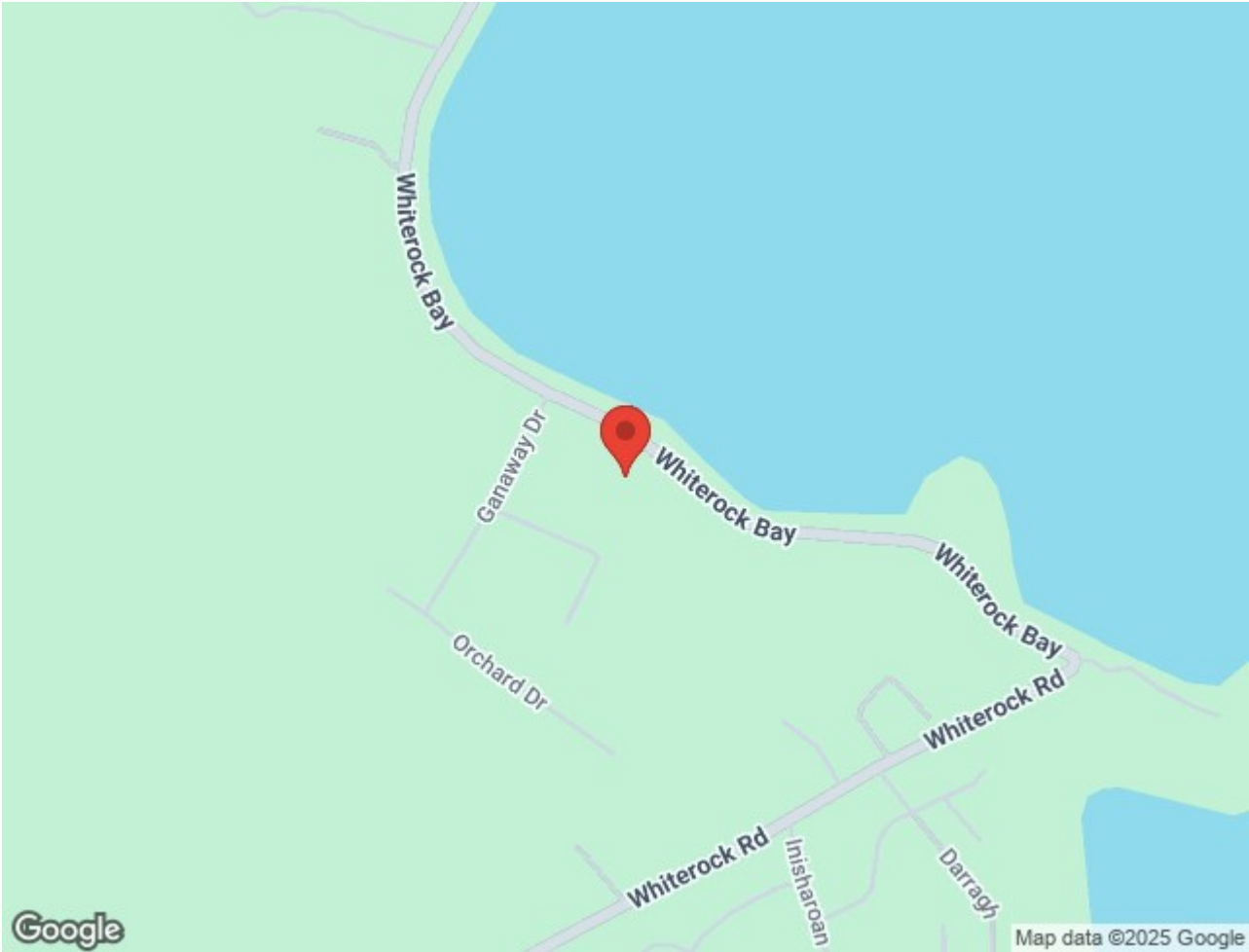






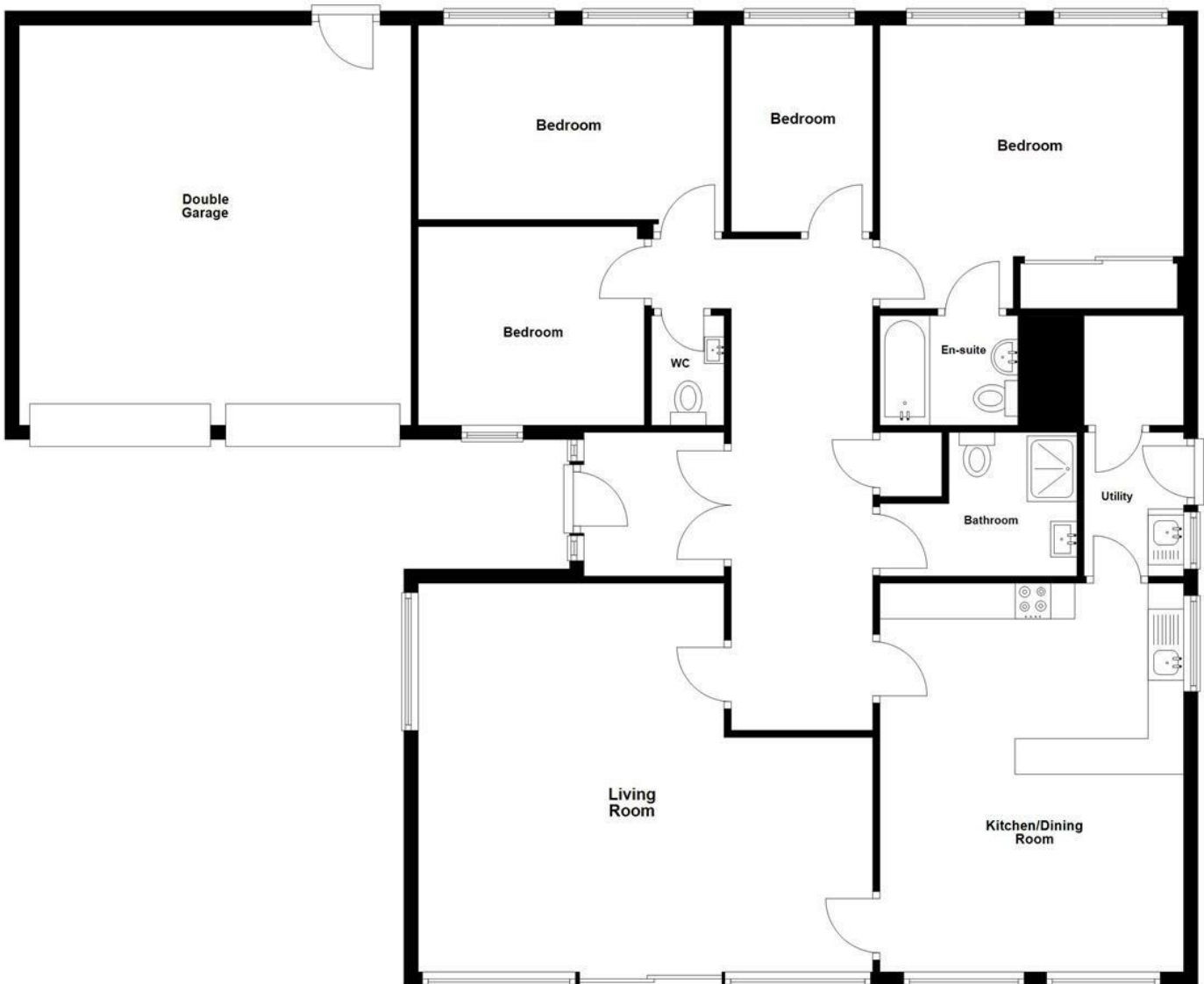






## Ground Floor

Approx. 169.9 sq. metres (1829.0 sq. feet)



Total area: approx. 169.9 sq. metres (1829.0 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**115 Whiterock Bay, Killinchy**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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