

**Tim Martin**  
— .co.uk



**51 Ringhaddy Road  
Killinchy  
BT23 6TU**

**Price Guide  
£660,000**

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## SUMMARY

Set on the shores of Strangford Lough overlooking Strangford Sound towards Islandmore. This delightful detached bungalow is bright and spacious and designed to enjoy the lough from most windows.

Approached via a private sweeping bitmac driveway and nestled within mature, well-tended gardens, the property provides a tranquil haven with an enviable outlook. Ideally located for sailing enthusiasts, Ringhaddy Sailing Club is adjacent, offering convenient access to a wide range of aquatic pursuits.

Internally, the residence is well appointed with spacious integrated kitchen and dining area, generous lounge opening to the L- shaped garden room. Two bedrooms including principal bedroom with dressing room and ensuite shower, principal bathroom and laundry room. The accommodation is versatile and with minimum attention could provide additional bedrooms.

The extensive gardens to the front, sides, and rear are laid out in rolling lawns with brick-paved and flagged patio areas—perfect for outdoor living and entertaining. Raised beds of flowering and ornamental shrubs, together with a fine range of Maple, Birch, and Beech trees, create an attractive and colourful backdrop.

Ringhaddy is 40 minute drive from Belfast city centre with a fine choice of renowned restaurants in the immediate area, convenient shops and public transport to the top schools in East Belfast.

## FEATURES

- Delightful Detached Bungalow
- Two Bedrooms Including One Ensuite
- Spacious Lounge
- Open Plan Kitchen / Dining
- Laundry Room
- Garden Room
- Oil Fired Central Heating
- Sweeping Britmac Driveway With Ample Parking And Double Garage
- Extensive Front, Sides and Rear Gardens
- Superb Views Over Strangford Lough

## Covered Entrance Porch

Quarry tiled floor; light point.

## Reception Hall

Wall light; hotpress with lagged copper cylinder and Willis Type immersion heater; cloak cupboard.

## Lounge 20'10 x 14'11 (6.35m x 4.55m)

Feature sandstone fireplace and hearth with cast iron dog grate; picture windows over looking lough; built-in bookcase with feature arched glass windows over; semi vaulted pine tongue and groove ceiling; wall light.

## Garden Room 22'0 x 16'4 (6.71m x 4.98m)

(L shaped maximum measurements)

Ceramic tiled floor; sliding patio doors to lounge, master bedroom and gardens; pine tongue and groove vaulted ceiling.

## Kitchen 17'5 x 13'0 (5.31m x 3.96m)

1½ tub composite sink unit with mixer taps; good range of painted high and low level cupboards and drawers; matching open display shelves; formica worktops; integrated Hotpoint dishwasher; Logik electric oven; 4 ring ceramic hob with pull out canopy concealing extractor unit and light over; concealed lights under cupboards; ceiling spotlights; wood laminate floor; sliding patio door and side panel to patio.

## Laundry Room 13'4 x 7'0 (4.06m x 2.13m)

Single drainer stainless steel sink unit with mixer taps; range of laminate high and low level cupboards and drawers; plumbed and space for washing machine and tumble dryer; ceramic tiled floor; part tiled walls.

## Bathroom 9'9 x 8'8 (2.97m x 2.64m)

Champagne coloured suite comprising panelled bath; gold plated mixer taps; matching thermostatically controlled shower unit and glass shower panel over; close coupled wc; bidet with mixer taps; pedestal wash hand basin with mixer taps; illuminated mirror over; electric shaver sockets; ceramic tiled walls; cork-o-plast tiled floor.

## Principal Bedroom Ensuite 19'7 x 11'7 (5.97m x 3.53m)

Sliding patio door to garden room.

## Dressing Room 9'9 x 6'1 (2.97m x 1.85m)

Range of fitted clothes rails and storage shelves.

## Shower Room 9'8 x 6'11 (2.95m x 2.11m )

White suite comprising quadrant tiled shower with Triton Enrich electric shower unit; pedestal wash hand basin with mixer taps and illuminated mirror over; bidet with mixer taps; close coupled wc; ceramic tiled floor.

## Bedroom 2 11'0 x 10'0 (3.35m x 3.05m)

## Outside

Sweeping bitmac driveway leading to ample parking and to:-

## Double Garage 23'7 x 19'6 (7.19m x 5.94m)

Up and over door; fluorescent light and power point; Trianco oli fired boiler.

## Gardens

Extensive gardens to front, sides and rear laid out in raised lawns. Extensive brick pavia and flagged patios with raised beds of ornamental and flowering shrubs. A fine stand of native deciduous trees in Birch, Maple and Beech providing a pleasing back drop to the residence.

## Capital Rateable Value

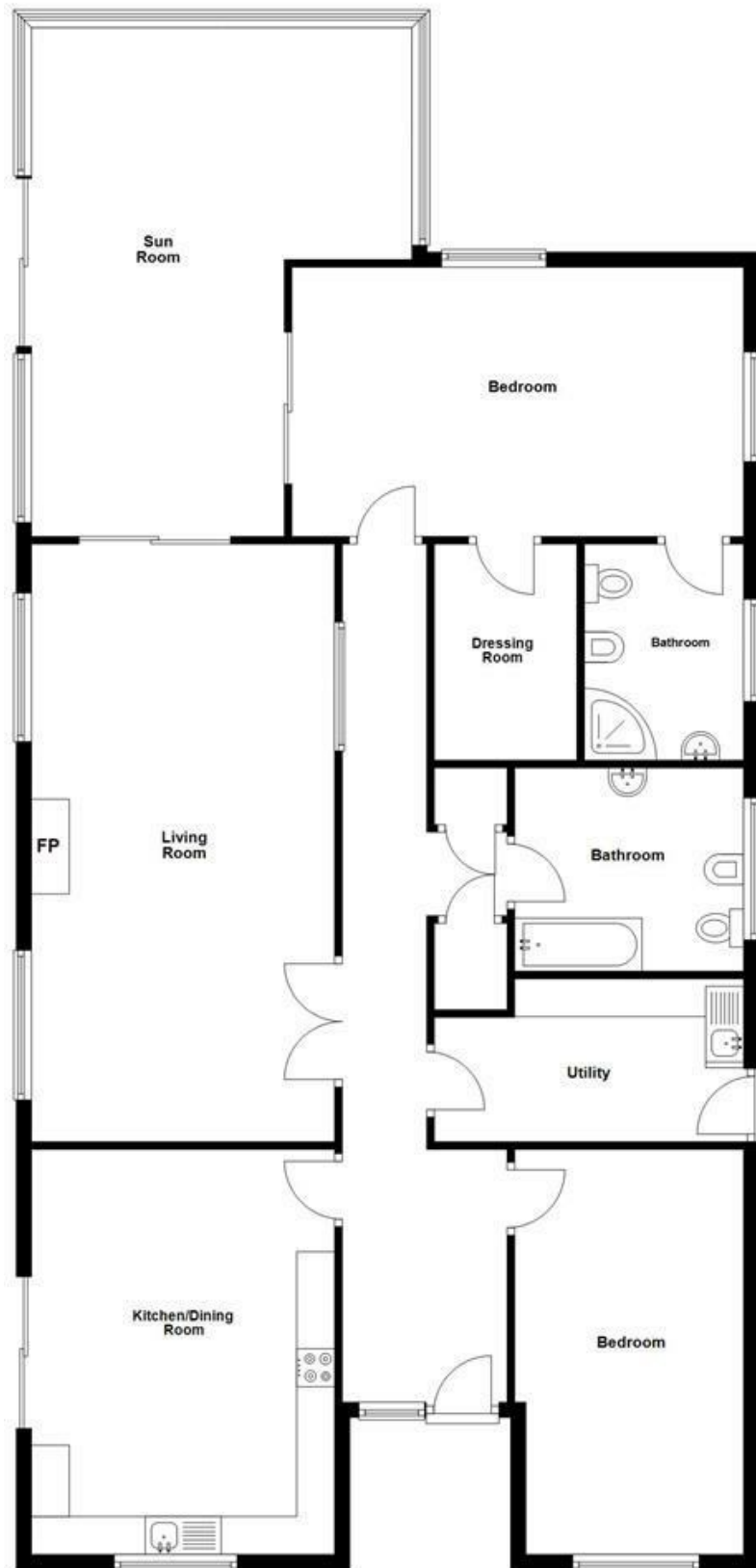
£280,000. Rates Payable = £2843.68 per annum (approx)

## Tenure

Leasehold

## Ground Floor

Approx. 170.5 sq. metres (1835.4 sq. feet)



Total area: approx. 170.5 sq. metres (1835.4 sq. feet)

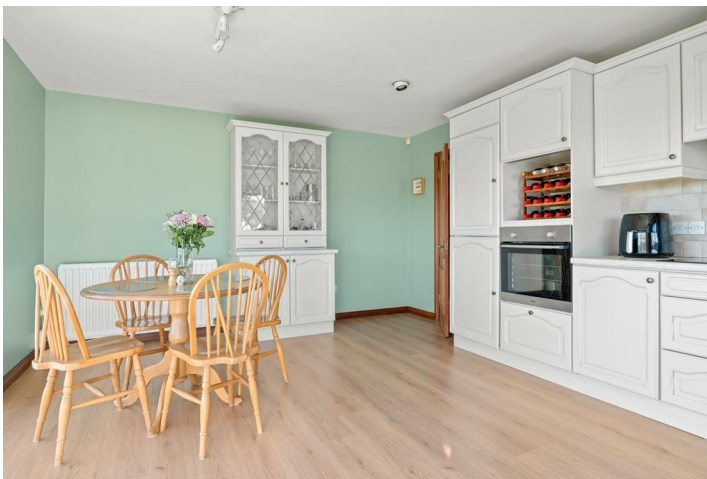
Photos and Plans by [houseflyni.co.uk](http://houseflyni.co.uk)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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