

Tim Martin
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2 Ardview Park
Killinchy
BT23 6SR

Offers Around
£169,950

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SUMMARY

A well presented end terrace bungalow perfectly situated in this quiet development in the heart of Killinchy and within a short distance of Balloo and Whiterock.

The property is fitted with oil fired central heating and PVC double glazing and boasts bright and spacious accommodation throughout, comprising of a lounge, fitted kitchen and shower room and two good sized bedrooms. Outside, a spacious driveway provides excellent off street parking, whilst easily maintained gardens are located to the front and rear.

The property is ideal for first time buyers, young couples or those wishing to downsize. It is not often that bungalows in this much sought after area come onto the market and therefore, we recommend your earliest viewing.

FEATURES

- Well Presented End Terrace Bungalow Situated in this Much Sought After Area
- Bright and Spacious Lounge
- Fitted Kitchen and Shower Room
- Two Good Sized Bedrooms
- Oil Fired Central Heating and PVC Double Glazing
- Spacious Driveway Providing Excellent Off Street Parking
- Easily Maintained Front and Rear Gardens
- Perfect for the First Time Buyer, Young Couple or Those Wishing to Downsize
- Situated Within Close Proximity to Killinchy Primary School, Balloo and Whiterock
- Convenient Commute to Downpatrick and Belfast

Entrance Hall

Glazed PVC entrance door; wood laminate floor; glazed PVC rear door.

Cloakroom

Wood laminate floor; hotpress with insulated copper cylinder; access to roofspace (via slingsby type ladder - partially floored).

Lounge

14'9 x 11'3 (4.50m x 3.43m)

Kitchen

11'10 x 9'5 (3.61m x 2.87m)

Excellent range of oak wood laminate high and low level cupboards and drawers with matching glazed display cupboards and open shelving incorporating 1½ tub sink unit with mono mixer tap; space for electric cooker; concealed extractor fan over; space for fridge / freezer; space and plumbing for washing machine; formica worktop with matching peninsula breakfast bar; tiled splashback.

Bedroom 1

14'7 x 8'5 (4.45m x 2.57m)

Bedroom 2

8'6 x 7'8 (2.59m x 2.34m)

Wood laminate floor.

Shower Room

8'0 x 5'5 (2.44m x 1.65m)

White suite comprising separate tiled shower cubicle with Triton electric shower unit and wall mounted telephone shower attachment; etched glass shower door; wall mounted wash hand basin with chrome taps; and vanity unit under; low flush wc; tiled walls; vinyl floor.

Outside

Spacious bitmac driveway with double wooden gates leading to the side and rear of the property.

Garden

Front gardens laid out in lawn; enclosed side and rear gardens laid out in lawn; patio area; outside light and water tap; enclosed oil fired boiler; PVC oil storage tank.

Capital Rateable Value

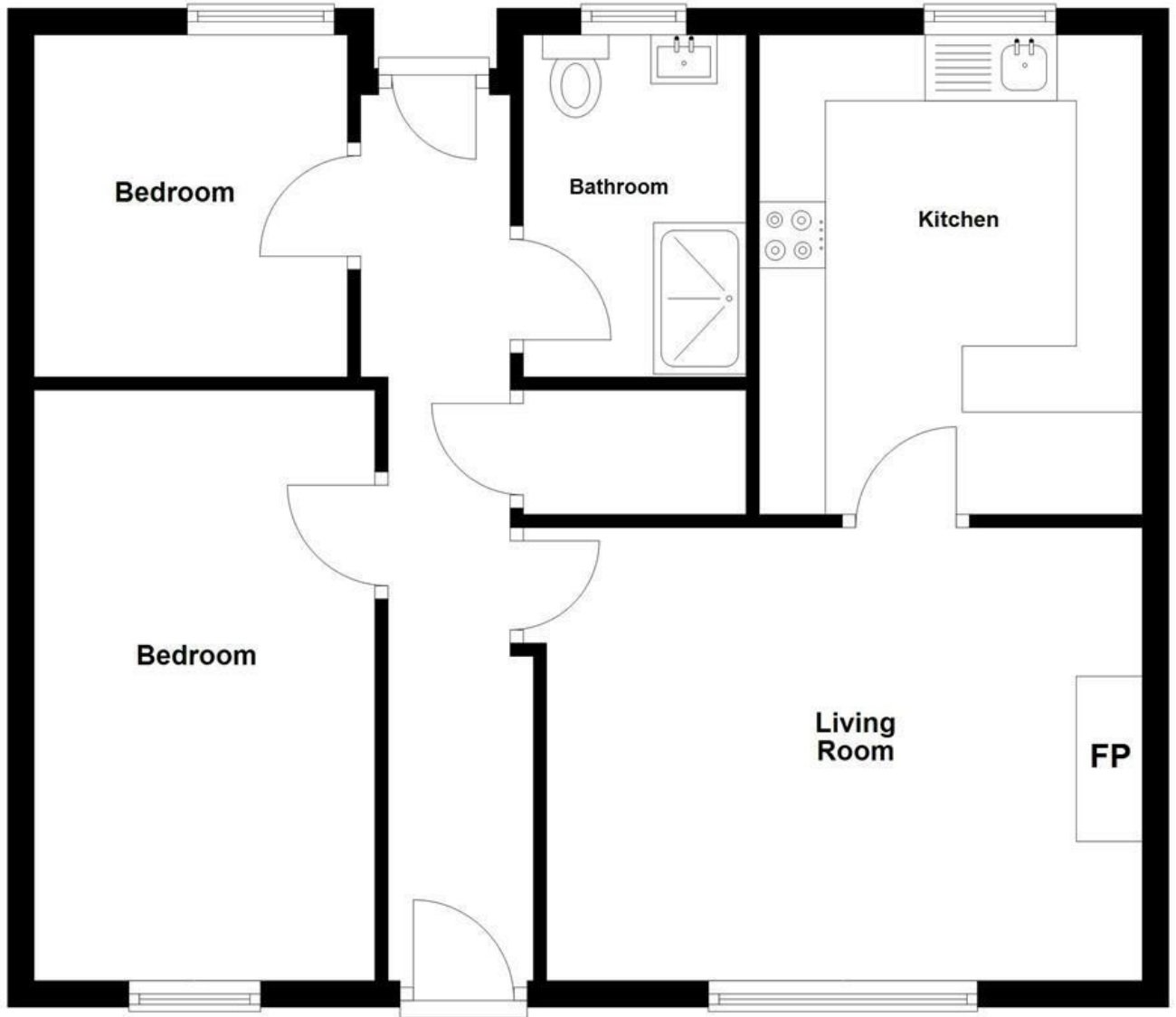
£77,500. Rates Payable = £775.00 per annum (approx)

Tenure

Freehold

Ground Floor

Approx. 58.5 sq. metres (630.1 sq. feet)



Total area: approx. 58.5 sq. metres (630.1 sq. feet)

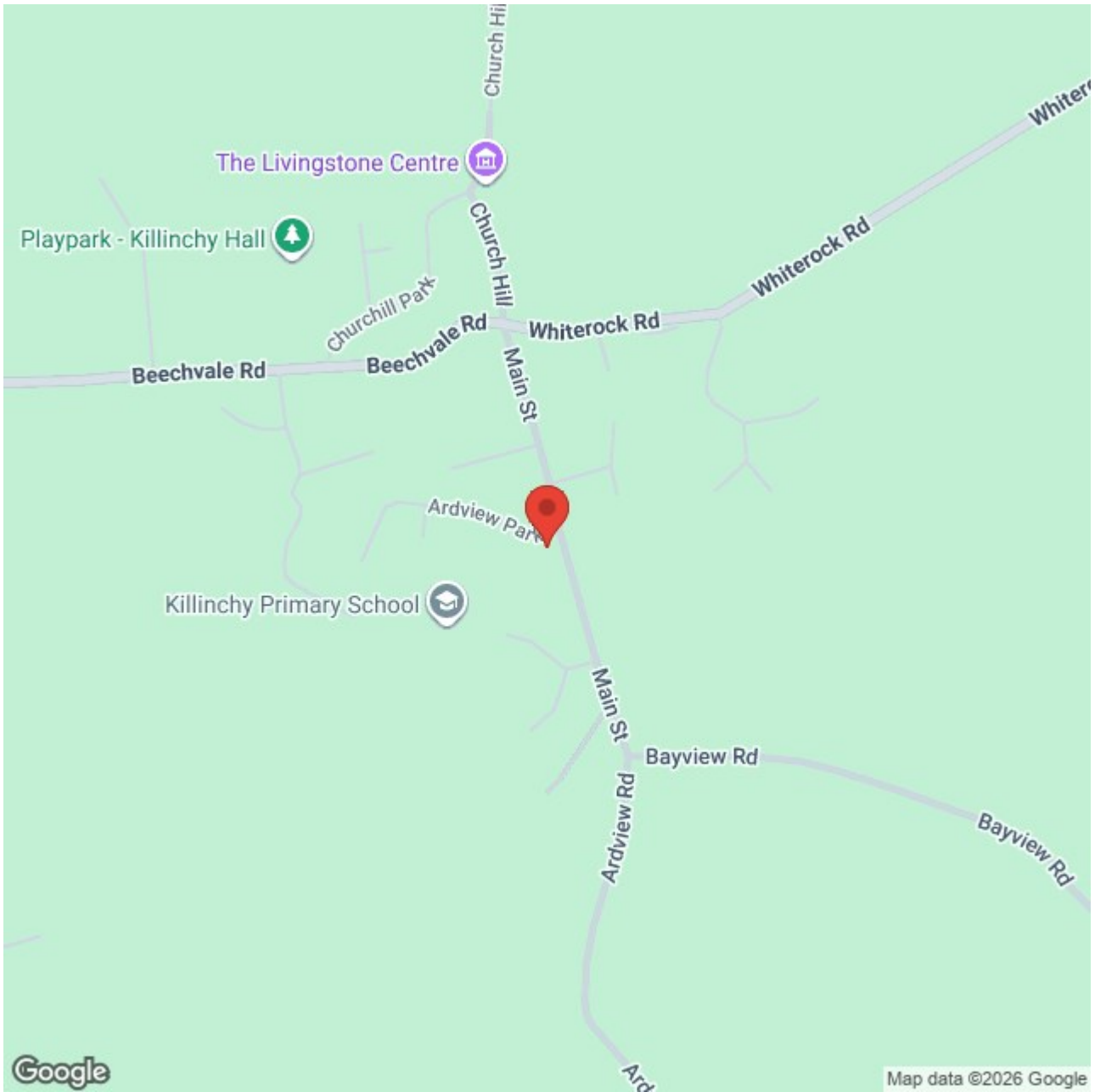
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

2 Ardview Park, Killinchy









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			
		57	74

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