

Tim Martin
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**66 Craigarusky Road
Ardmillan, Killinchy
BT23 6QL**

**Offers Around
£165,000**

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SUMMARY

Set on the edge of the hamlet of Ardmillan and bounded to the rear by the Blackwater River, this compact semi-detached house sits within its own spacious gardens extending to approximately one-third of an acre. In a most tranquil setting in the heart of the countryside, yet still within an easy commute to the city.

The ground-floor accommodation comprises a lounge, kitchen, and bathroom. The first floor boasts two bedrooms and a study/ box room. The property benefits from oil-fired heating, and double glazing in hardwood frames has been installed.

The delightful gardens provide a most pleasing setting for the property and offer ample potential for the keen gardener as well as plenty of space for lively children.

FEATURES

- Compact Semi Detached House
- Two Bedrooms And A Study / Box Room
- Fitted Kitchen Leading Into A Separate Lounge
- Downstairs Bathroom
- Oil Fired Central Heating And Double Glazing
- Delightful Gardens For The Keen Gardener Or Plenty Of Space For Lively Children
- Easy Commute To The City

Entrance Porch

Pine tongue and groove walls; quarry tiled floor.

Entrance Hall

Lounge

13'0 x 10'0 (3.96m x 3.05m)

Brick fireplace with hardwood fire surround and quarry tiled hearth; pine tongue and groove ceiling; built-in book shelves; storage cupboard understairs.

Kitchen

13'5 x 8'5 (4.09m x 2.57m)

Single drainer stainless steel sink unit with mixer taps; range of laminate high and low level cupboards and drawers; formica worktops; integrated Hotpoint electric under oven; 4 ring ceramic hob with pull out canopy concealing extractor unit and light; hotpress with insulated copper cylinder and immersion heater; painted tongue and groove ceiling; ceramic tiled floor.

Rear Hall

Cork tiled floor.

Bathroom

7'8 x 5'0 (2.34m x 1.52m)

White suite comprising panelled bath; close coupled wc; pedestal wash hand basin; part tiled and part pine tongue and groove walls with matching pine tongue and groove ceiling; cork tiled floor.

First Floor

Landing

Bedroom 1

13'6 x 8'5 (4.11m x 2.57m)

Single and double built-in wardrobes with matching shelved cupboard and a range of eye level cupboards.

Study / Box Room

6'8 x 5'4 (2.03m x 1.63m)

Built-in elevated bunk bed with storage cupboards under; tv aerial connection point.

Bedroom 3

13'3 x 6'5 (4.04m x 1.96m)

Double built-in wardrobe and shelved cupboard with cupboards over.

Outside

Wrought iron gate and concrete driveway providing ample parking.

Gardens to the front are laid out in lawns, while an extensive rear garden planted with a fine selection of ornamental flowering shrubs and trees — including Flowering Cherry, Maple, Holly, Birch, and Hydrangea creating a riot of colour throughout the year.

Summer House

Boiler House

6'9 x 5'2 (2.06m x 1.57m)

Grant oil fired boiler; light and power points; plumbed for washing machine.

Capital Rateable Value

£95,000. Rates Payable = £906.11 per annum (approx)

Tenure

Freehold

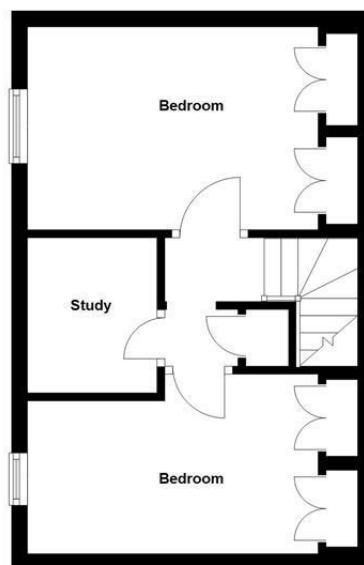
Ground Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



Total area: approx. 61.6 sq. metres (663.5 sq. feet)

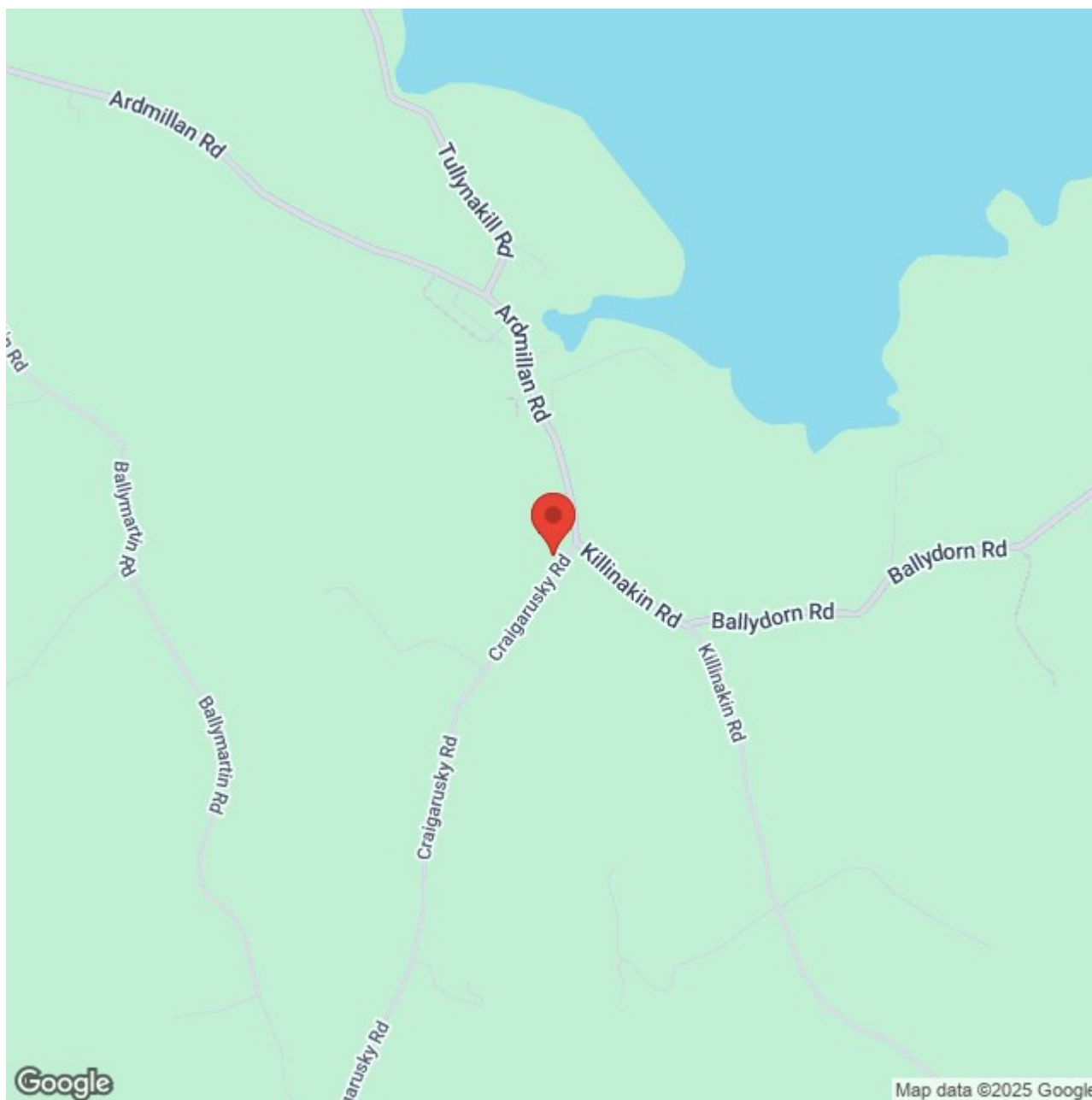
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

66 Craigarusky Road, Killinchy









RICS



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		

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