



29 CRAIGARUSKY ROAD

Killinchy, BT23 6QS

Offers Over

£499,950



BUNGALOW

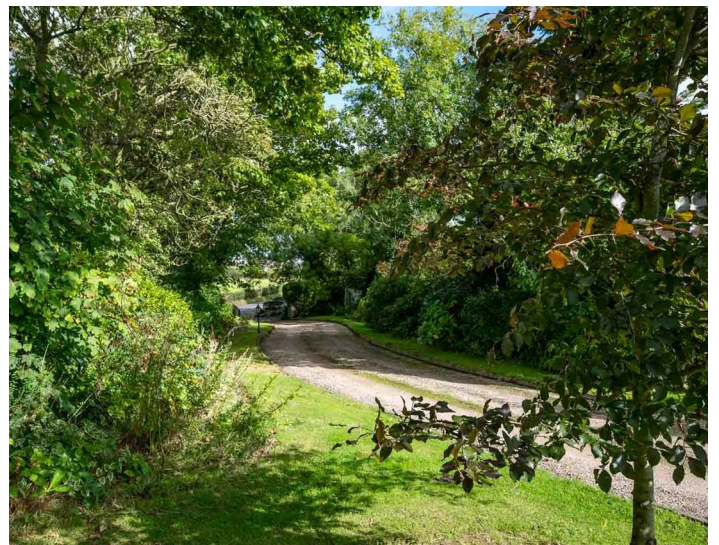
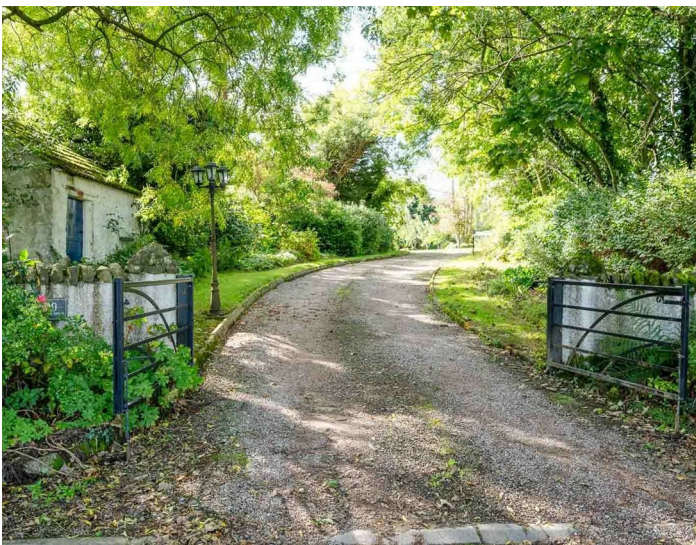
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Nestled in a tranquil setting on Craigarusky road, Killinchy, this impressive, detached bungalow is surrounded by beautifully maintained mature gardens, offering both privacy and charm. Approached through secure gates and a sweeping driveway, the property immediately conveys a sense of space, quality, and seclusion.

The accommodation is exceptionally well laid out, featuring a welcoming entrance hall, family lounge with feature multi-burning stove, a cosy snug with French doors to the rear garden, and a separate office ideal for home working. The heart of the home is the bespoke, fully fitted kitchen with a carefully designed functional layout, integrated appliances, and a generous dining space, perfect for everyday family living. A bright sunroom provides wonderful views over the garden, while a separate utility room and boot room with WC add practicality.

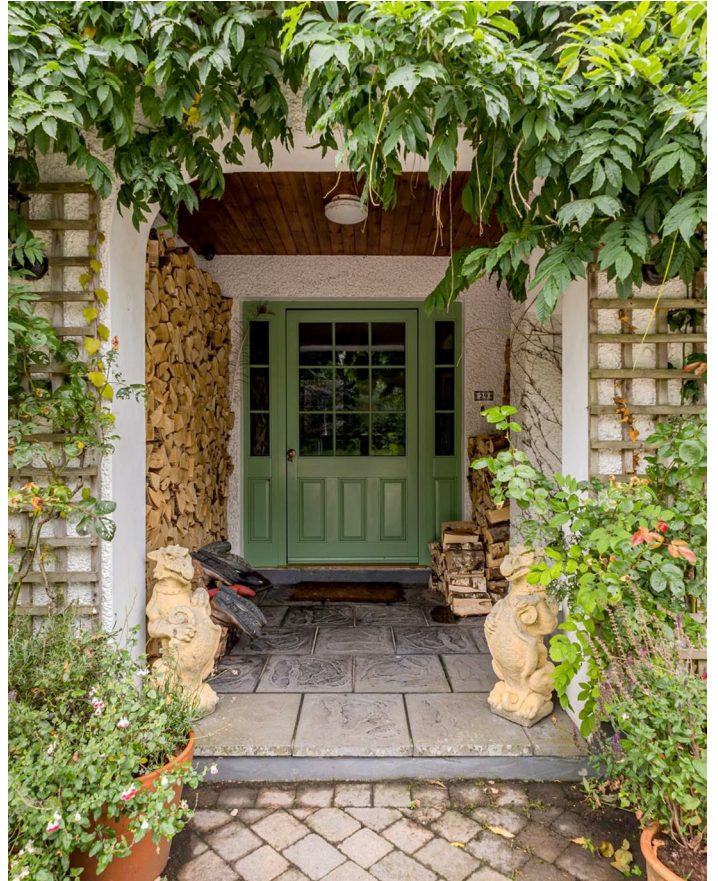
There are four well-proportioned bedrooms, including the principal suite with dressing area and recently installed contemporary ensuite shower room. A stylish family bathroom serves the remaining bedrooms. Additional features include double garage, oil fired central heating, and a beam central vacuum system.

The property sits amidst landscaped gardens with lawns, established planting, fruit trees, enclosed wall garden, pond, and paved areas that create a peaceful countryside retreat, ideal for outdoor living



KEY FEATURES

- Attractive Detached Bungalow set on Craigarusky Road
- Sweeping Driveway Accessed Through Secure Gates
- Surrounded by Beautifully Maintained, Mature Gardens
- Spacious Family Lounge with Multi-Burning Stove
- Separate Snug and Office Ideal for Working from Home
- Bespoke Fully Fitted Kitchen with Ample Dining Space
- Four Well Proportioned Bedrooms
- Modern Family Bathroom
- Utility Room / Boot Room / WC
- Double Garages Providing Excellent Storage or Parking
- Oil Fired central Heating / Beam Vacuum System
- Broadband Speed – Ultra fast



ROOM DETAILS

Entrance Hall

10'7" x 16'

Family Lounge

15'7" x 16'7"

Office

15'10" x 11'8"

Snug / Playroom

12'9" x 12'3"

Kitchen / Dining

14'7" x 16'7"

Sunroom

12' x 13'5"

Utility Room

9'5" x 11'8"

Boot room

9'5" x 9'7"

WC

3'4" x 6'7"

Bathroom

10'2" x 7'9"

Bedroom Two

9'8" x 13'5"

Bedroom Three

10'2" x 11'9"

Bedroom Four

10'2" x 8'11"

Principal Bedroom

13'11" x 14'8"

Ensuite Shower Room

6'9" x 7'9"

Double Garage

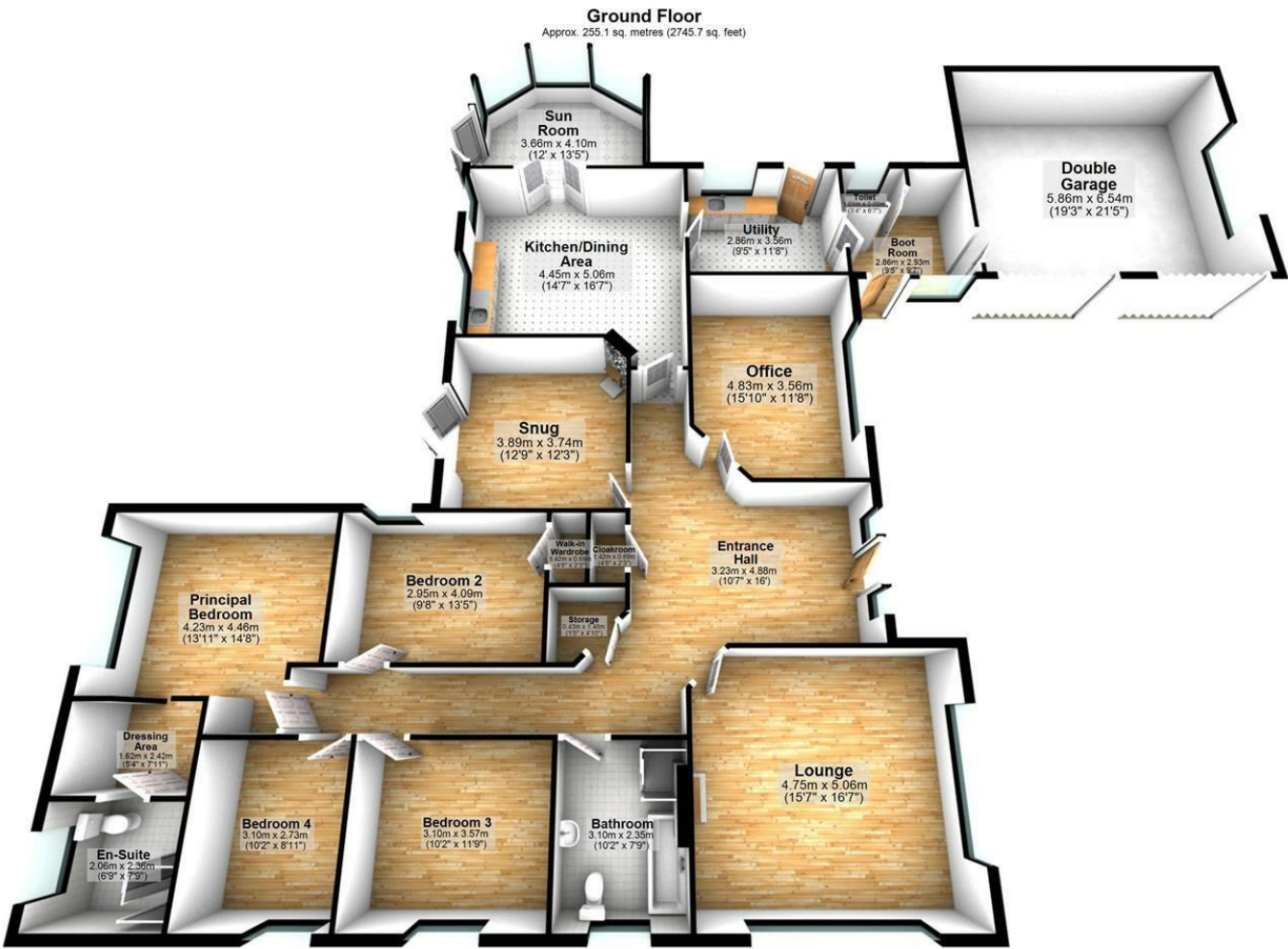
19'3" x 21'5"

Outside





FLOOR PLANS





DIRECTIONS

From Comber head along the Killinchy road until you reach Balloo. Take a left onto Craigarusky road and continue straight, number 29 will be on your left-hand side.



THE LOCAL AREA

Situated just outside Killinchy, the property benefits from a highly sought after location surrounded by rolling countryside and Strangford Loughs natural beauty. Killinchy itself offers excellent local amenities including a highly regarded primary school, shops, cafes, and renowned restaurants such as Balloo House, The Poachers Pocket and Daft Eddys on Sketrick Island.

For leisure, Strangford Lough provides a wealth of opportunities for sailing, kayaking, and coastal walks, while Delamont Country Park offers woodland trails, open space, and family activities. Comber and Saintfield are only a short drive away for further shopping and services. Belfast is also easily accessible by excellent road and transport links, making this the ideal location for commuting.



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	61	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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