



## 13 COMBER ROAD

Balloo, Killinchy, BT23 6PA

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*Offers Around*

**£475,000**



DETACHED | 4  | 2  | 2 

Set on a beautifully maintained and mature site in the heart of Balloo, this impressive home offers stylish family living in a sought after semi-rural setting.

## KEY FEATURES

- Family Home Set on a Beautifully Maintained Site
- Bright and Spacious Accommodation Throughout
- Four Well Proportioned Bedrooms
- Contemporary Four Piece Family Bathroom
- Family Lounge with Feature Multi Burning Stove
- Additional Dining Room
- Bespoke Fully Fitted Open Plan Kitchen / Living / Dining
- Utility Room
- Detached Double Garage
- Fully Enclosed Rear Garden
- Large Driveway Providing Ample Off Street car Parking
- Superfast Broadband
- Early Viewing Highly Recommended





## ROOM DETAILS

### *Entrance Hall:*

6'1" x 24'6"

### *WC:*

### *Family Lounge:*

11'11" x 17'

### *Dining Room:*

15'3" x 10'1"

### *Kitchen / Living /*

### *Dining:*

9'11" x 24'6"

### *Utility Room:*

6'0" x 10'0"

### *Stairs to First Floor /*

### *Landing:*

### *Bedroom Two:*

11'11" x 10'2"

### *Bedroom Three:*

9'11" x 9'0"

### *Bedroom Four /*

### *Office / Walk in*

### *Wardrobe:*

11'11" x 6'5"

### *Master Suite:*

15'9" x 10'1"

### *Ensuite:*

6'5" x 7'6"

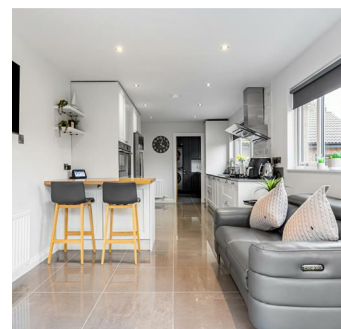
### *Family Bathroom:*

9'11" x 7'7"

### *Double Garage:*

21'10" x 19'11"

### *Outside:*





## DIRECTIONS

From Comber head along Killinchy Street, continue straight through the roundabout onto Killinchy Road, continue straight until you reach Balloo in Killinchy the property will be on your left-hand side.



## THE LOCAL AREA

Killinchy village sits on a hill overlooking Strangford Lough. The nearby settlement of Balloo is treated as part of Killinchy. Sketrick Castle is located near Killinchy and is estimated to date back to the 15th century. The Annals of the Four Masters record the capture of the castle in 1470. It was intact until the end of the 19th century when a storm demolished much of it. In 1957 a stone subterranean passage was discovered.



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			
Northern Ireland		64	69
		EU Directive 2002/91/EC	

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

