



# 1 THE SPIRES VIEW

NEWTOWNARDS BT23 6UF

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*Offers Over*

**£285,000**



SEMI-DETACHED | 4  | 3  | 3 

This beautifully presented linked detached property is located in the popular residential development “The Spires” in Killinchy.

## KEY FEATURES

- Bright Entrance Hall
- Family Lounge with Feature Multi Burning Stove
- Spacious and Bright Open Plan Kitchen & Dining
- Family Snug / Office
- Utility Room with WC
- Four Well Proportioned Bedrooms
- Principle Ensuite
- Modern Family Bathroom
- Excellent Storage Options Throughout
- Wooden Window Shutters Throughout
- Ample Off Street car parking
- Attached Garage with Electric Door
- Fully Enclosed Rear Garden
- Oil Fired Central heating
- uPVC Double Glazing Throughout
- Close to Many Local Amenities
- Excellent Road and Transport Links
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast





ROOM DETAILS

Entrance

RECEPTION  
HALL:

LIVING ROOM:  
(15'8" x 11'7")

KITCHEN  
LIVING/DINING:  
(23'10" x 14'5")

UTILITY AREA:

SEPARATE WC:

FAMILY ROOM:  
(10'1" x 9'7")

LANDING:

ROOFSpace:

MASTER  
BEDROOM:  
(15'10" x 9'8")

BEDROOM (2):  
(11'9" x 8'4")

BEDROOM (3):  
(11'2" x 8'3")

BEDROOM (4):  
(8'6" x 6'9")

BATHROOM:

ATTACHED  
GARAGE  
(10'10" x 9'8")

Outside



DIRECTIONS

Travelling from Comber Square on Killinchy Road, Take the second exit at the roundabout and continue along Killinchy Road onto Comber Road. Turn left onto Beechvale Road, just after Balloo House. Take the next right into The Spires and left into The Spires View, Number 1 will be located 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		
	63	67
Northern Ireland		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

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