



# 4 STRANGFORD VIEW

Killinchy, BT23 6SZ

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*Offers over* **£299,995**



DETACHED | 4  | 2  | 3 

Beautiful, detached family home located in the sought after development of Strangford View in the charming village of Killinchy. Positioned close to Killinchy Primary School and enjoying the occasional glimpse of the lough, this property offers the perfect setting for families seeking both tranquillity and convenience. .

## KEY FEATURES

- Beautiful, detached Family Home in The Charming Village of Killinchy
- Enjoying the Occasional Glimpse of Strangford Lough, This Property is Perfect for Families Seeking Both Tranquillity and Convenience
- Four Well Proportioned Bedrooms, Principal Benefitting Ensuite Facilities and Separate Family Bathroom
- Conservatory With Views Over Strangford Lough
- Welcoming Family Lounge
- Open Plan Kitchen / Living / Dining with Outlook Over the Fully Enclosed Private Rear Garden
- Separate Dining Room Perfect For Special Occasions
- Bright and Spacious Conservatory
- Tarmac Driveway Providing Ample Off Street Car Parking
- Integral Garage Perfect For Storage / Utility Room
- Oil Fired Central Heating
- Close To Many Local Attractions and Excellent Road and Transport Links to Belfast and Surrounding Towns
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast





## ROOM DETAILS

### *Ground Floor*

- Entrance Porch  
6'8" x 6'6"
- Entrance Hall  
16'10" x 6'6"
- Family Lounge  
14'8" x 11'11"
- Kitchen/Living/Dining  
10' x 18'11"
- Utility Room  
5'1" x 9'2"
- Formal Dining Room  
12'2" x 9'
- Conservatory  
22'3" x 10'1"
- Downstairs WC

### *Ground Floor*

- Landing
- Principal Bedroom  
13'9" x 11'9"
- En-suite Shower Room  
5'8" x 6'
- Bedroom Two  
17'8" x 9'10"
- Bedroom Three  
13'2" x 10'4"
- Bedroom Four  
8'4" x 9'10"
- Family Bathroom  
7'2" x 7'5"

### *Outside*

- Garage  
19'1" x 9'3"
- Large tarmac driveway  
providing ample off street  
car parking
- Front garden with lawn,  
mature planting trees /  
shrubs and plants
- Fully enclosed rear garden  
with paved patio
- Oil tank, outside water,  
outside light





## DIRECTIONS

*From Comber head towards Killinchy, after Balloo House turn left onto Beechvale Road. In Killinchy Village turn right onto Main Street then take 2nd right onto Strangford View. Number 4 will be on your left-hand side..*



## THE LOCAL AREA

*Killinchy is a townland and small village in County Down, Northern Ireland. It is two miles inland from the western shores of Strangford Lough in the Borough of Ards and North Down. The small village of Whiterock is situated by the sea and is known largely for its Yacht Clubs, Strangford Lough Yacht Club and Down Cruising Club.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	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		
	CURRENT	POTENTIAL
	62	68

Scan QR Code for more details and to arrange a viewing.



## 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

