



# 1 KERRIES GLEN

KILLINCHY BT23 6QY

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*Offers Around*

**£320,000**



## DETACHED BUNGALOW

| 4  | 2  | 1 

Nestled in the picturesque and sought after area of Kerries Glen, Killinchy, this beautifully presented four bedroom detached bungalow offers the ideal blend of space, comfort and modern living.

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Killinchy is a charming and well connected village, renowned for its scenic surroundings and strong community spirit. The area offers a blend of countryside tranquillity with excellent local amenities, including reputable schools along with local shops and boutiques. Killinchy is well known for its excellent range of eateries including The Poachers Pocket, Balloo House / Underwood, and Daft Eddys. Strangford Lough is only a short drive away providing the perfect location for coastal walks or for those who like a little bit more excitement there are many water sports on offer.

Accommodation in brief includes bright entrance porch, welcoming entrance hall, family lounge with feature multi burning stove, open plan kitchen / dining with fully fitted kitchen and ample dining space, additional utility space with access to the rear garden, family bathroom and four well-proportioned bedrooms, principal benefitting an ensuite shower room.

Externally, the property is surrounded by beautiful mature landscaped gardens with many different areas ideal to relax and enjoy the summer evenings, for young children or pets alike. The large tarmac driveway provides ample off street car parking and leads the way to the double integral garages. Further benefits include oil fired central heating and extensive storage throughout.

This stunning Bungalow is a rare find in an excellent location, offering a wonderful lifestyle for families or downsizers looking for space and comfort. Early viewing is highly recommended.





## KEY FEATURES

- Family Lounge with Feature Multi Burning Stove
- Kitchen / Dining With Ample Dining Space
- Utility Room with Access to Rear Gardens
- Family Bathroom
- Four Well Proportioned Bedrooms, One En-suite
- Attractive Surround Landscaped Gardens
- Tarmac Driveway With Off Street Car Parking
- Integral Double Garages with Roller Shutter Doors
- Oil Fired Central Heating
- Excellent Storage Facilities Throughout
- Broadband – Ultra Fast

## WHAT THE OWNER'S SAY...

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ROOM DETAILS

Entrance

ENTRANCE

PORCH:

(6'0" x 4'11")

ENTRANCE

HALL:

(27'8" x 3'10")

FAMILY LOUNGE:

(16'1" x 13'10")

KITCHEN /

DINING:

(19'0" x 11'9")

UTILITY ROOM:

(11'10" x 6'3")

FAMILY

BATHROOM:

(8'1" x 5'6")

BEDROOM (4):

(11'9" x 8'7")

BEDROOM (3):

(11'9" x 9'11")

BEDROOM (2):

(12'0" x 11'9")

PRINCIPAL

BEDROOM:

(13'4" x 12'0")

ENSUITE:

(11'9" x 3'11")

DOUBLE

GARAGE:

(28'5" x 18'10")

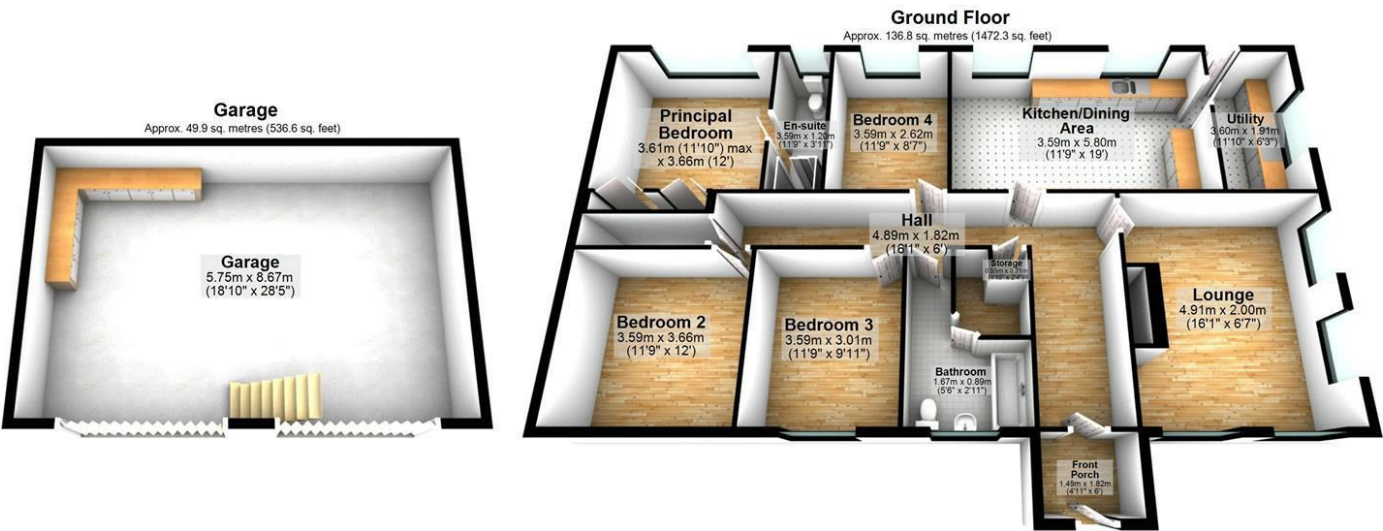
Outside







FLOOR PLANS







## DIRECTIONS

*From Comber Square, head along to Killinchy Road towards Balloo. Turn left into Craigarusky Road and then left onto Kerries Glen. Number one is on the 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	66	70
(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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