



## 2 INISHAROAN

Whiterock, BT23 6QF

---

*Offers around* **£450,000**



DETACHED | 6  | 3  | 4 

This well presented detached property is located at the prestigious residential address of Inisharoan, Whiterock positioned on a spacious corner plot. Located only a short walk from the shores of Strangford Lough, an area of outstanding natural beauty where there are many water sports available and a number of coastal walks to be enjoyed.

Accommodation is bright, spacious and versatile throughout. To the ground floor a welcoming entrance hall, family lounge with feature fireplace, dining room which opens out to patio area perfect for enjoying the evening sunshine, separate utility room, four well-proportioned bedrooms master boasting a modern shower room and a separate family bathroom. The heart of the home is most definitely the extensive open plan kitchen, dining and living space that overlooks the rear garden. To the first floor two further bedrooms one of which benefits a Juliet balcony with a glimpse of Strangford Lough and an ensuite shower room. There is also a games room with excellent storage available.

Externally, a large tarmac driveway providing access to the double garages and a lawn with mature planting to the front. To the rear a lawn with hedges, flowers and shrubs. There is also a patio area to the side. All areas providing the perfect space for entertaining, young children and pets alike.

Other benefits include uPVC triple glazing downstairs and double glazing upstairs, uPVC guttering and fascia and oil fired central heating.

If you long for space to breathe in nature whilst remaining connected to the buzz of the city and being part of a fantastic local community then this property offers you the best of both worlds.





## KEY FEATURES

- Well Presented Detached Property Located at the Prestigious Residential Address of Inisharoan, Whiterock Positioned on a Spacious Corner Plot
- Family Lounge with Feature Fireplace
- Dining Room with Access to Side Patio Area
- Open Plan Kitchen / Living / Dining Room Overlooking the Fully Enclosed Rear Garden
- Separate Utility Room
- Six Well Proportioned Bedrooms, Four Located on The Ground Floor
- Two Bedrooms with Ensuite Facilities
- Additional Family Bathroom to the Ground Floor
- Games Room with Excellent Storage
- Excellent Outdoor Space with Lawns, Mature Planting and Patio Areas Ideal for Entertaining, Young Children and Pets Alike
- Large Tarmac Driveway Providing Ample Off Street Car Parking an Access to Double Garages
- uPVC Double & Triple Glazing / Guttering / Fascia Throughout
- Oil Fired Central Heating
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

*Whiterock is a picturesque village located on the western shores of Strangford Lough. Part of the civil parish of Killinchy and the historic barony of Dufferin, Whiterock is renowned for its maritime heritage and natural beauty. The village is home to the Strangford Lough Yacht club and the Down Cruising Club. Residents can enjoy panoramic views of the coastline, with scenic walking trails around the area, offering a secluded retreat from the hustle and bustle of city life. . .*



ROOM DETAILS

Ground Floor	Ground Floor	First Floor	Outside
<ul style="list-style-type: none"><li>• Entrance Porch</li><li>• Entrance Hall</li><li>• Living Room 19' x 13'8"</li><li>• Dining Room 15'6" x 11'9"</li><li>• Kitchen/Dining/Living 16'6" x 19'4"</li><li>• Utility Room 9'1" x 6'11"</li></ul>	<ul style="list-style-type: none"><li>• Bedroom Two 11'4" x 10'</li><li>• Bedroom Three 11'4" x 8'4"</li><li>• Bedroom Four 13'3" x 12'2"</li><li>• Master with en-suite 13'7" x 12'2"</li><li>• Family Bathroom</li></ul>	<ul style="list-style-type: none"><li>• Games Room 13'1" x 34'5"</li><li>• Bedroom Five/Dressing Room 13'1" x 11'</li><li>• Bedroom Six 16'5" x 14'9"</li><li>• En-suite Shower Room</li><li>• First Floor Storage 13'1" x 6'6"</li></ul>	<ul style="list-style-type: none"><li>• Double Garage 20'3" x 20'</li><li>• Tarmac driveway providing ample off street car parking</li><li>• Lawns to front and rear with mature planting, shrubs and trees</li><li>• Patio area to the side perfect for entertaining</li><li>• Outside light, outside water, outside power</li></ul>













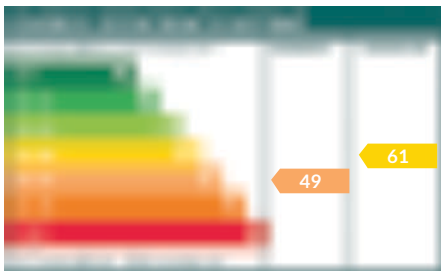
## DIRECTIONS

*Travelling from Killinchy crossroads towards Whiterock along the Beechvale Road, continue along the Whiterock Road. Take a right onto Inisharoan and number 2 is located on the left-hand side*



## THE LOCAL AREA

*The Villages proximity to the sea and its vibrant local culture make it a hidden gem for those seeking tranquillity and connection to nature. The area is well known for offering excellent cuisine with Daft Eddys, Balloo house, The Old Post Office and The Poachers Pockets all very close by.*



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

