



## 27 SPINNERS GATE

KILLINCHY BT23 6WB

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*Offers Around*

**£230,000**



HOUSE - SEMI-  
DETACHED

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Add text here

- Located in The Popular Development of Spinners Gate in The Heart Of Killinchy Village
- Built In 2020 and Offering Stylish and Contemporary Living in A Quiet Family Friendly Setting
- Bright and Spacious Open Plan Fully Fitted Kitchen / Dining With Excellent Storage Facilities
- Generous Family Lounge
- Downstairs WC
- Three Well Proportioned Bedrooms, Principal With Ensuite Shower Room
- Modern Family Bathroom With Sleek Fixtures and Fittings
- Gas Fired Central Heating
- High Energy Efficiency – B83
- Builders Warranty Still In Place



ROOM DETAILS

<i>Entrance</i>	<i>PRINCIPAL</i>
<i>ENTRANCE</i>	<i>BEDROOM:</i>
<i>HALL:</i>	(16'10" x 10'6")
(15'1" x 3'11")	<i>ENSUITE</i>
<i>DOWNSTAIRS</i>	<i>SHOWER ROOM:</i>
<i>WC:</i>	(2'11" x 6'6")
(2'11" x 6'4")	<i>BEDROOM (2):</i>
<i>FAMILY LOUNGE:</i>	(8'4" x 13'0")
(12'7" x 12'4")	<i>BEDROOM (3):</i>
<i>KITCHEN/DINING:</i>	(10'0" x 10'7")
(18'2" x 16'6")	<i>BATHROOM:</i>
<i>LANDING:</i>	(10'0" x 5'10")
(3'0" x 17'2")	<i>Outside</i>





## DIRECTIONS

From Comber head toward Balloo Village. Turn right onto the Saintfield Road, then take the 1st right onto Spinners Gate. Number 27 will be on your right-hand side.



## THE LOCAL AREA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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

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