



OFFERS AROUND  
**€125,000**

**A unique opportunity for the developer or home builder to purchase this partially completed bungalow. Holding a delightful elevated position overlooking rolling fields and less than ten minutes from popular restaurant spots such as Daft Eddy's,**

Completed to the rafters, this is a project full of potential to either complete the existing bungalow or create a more family-orientated home depending upon need.

Close to all the amenities Balloo and Killinchy

have to offer with a highly regarded Primary School, and local shopping, this is perfect for those looking to create their idyllic home in the beautiful Co. Down countryside.

The property comes with a range of

outbuildings, and has its own access. For further information and to organise access to the site please contact Pinkertons.



# PROPERTY FEATURES



- Unique Opportunity For The Developer Or Home Builder
- Partially Completed Bungalow to Rafters
- Elevated Site With Delightful Aspect
- Range Of Outbuildings
- Close To Local Schools, Restaurants, And Shopping
- Less Than 3 Miles to Daft Eddy's And Strangford Lough
- Within Commuting Distance To Comber, Newtownards And Belfast
- Rare Opportunity To Purchase A "Ready To Go" Development Project

## THIS PROPERTY COMPRISES

**Entrance Hall**  
20'10" x 3'7"

**Living Room**  
23'9" x 12'10"

**Room 1**  
13'1" x 13"

**Room 2**  
8'8" x 6'7"

**Room 3**  
8'8" x 6'5"

**Room 4**  
10'5" x 10'5"

**Room 5**  
10'5" x 10'4"

**Garage**  
The garage is currently divided into 4 different spaces  
25'9" x 12'

9'5" x 9'7"  
9'6" x 9'7"  
28'6" x 20'4"

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

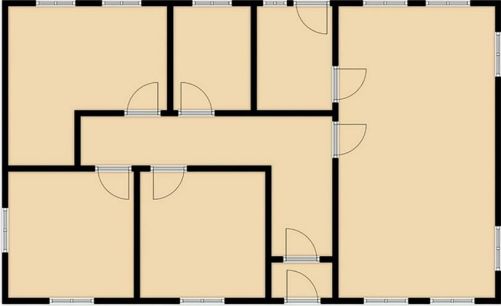
Application Number X/2003/0937/O.  
Date Of Application 1st August, 2003.  
Please note sizes are approximate - Interested parties must satisfy themselves in relation to all aspects regarding planning, sizes, and condition of materials.  
Viewings/access to the site by appointment via Pinkertons only.

### Directions

From Killinchy head west on Whiterock Rd towards Church Hill, Continue onto Beechvale Rd, and Turn right onto Comber Rd/A22. The property will be on the left-hand side.

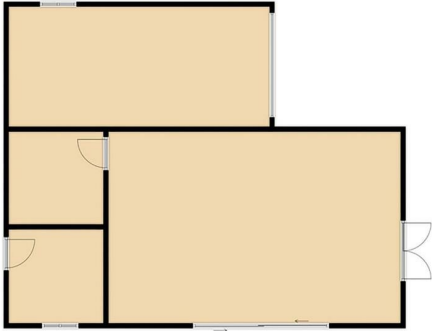
**FLOOR PLANS**

86a Comber Road, Killinchy



GROUND FLOOR

86a Comber Road, Killinchy



Garage

FIRST FLOOR

