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AUCTIONEERS • ESTATE AGENTS • VALUERS



**20 The Beeches,
Killinchy BT23 6WA**

Tucked away in this peaceful cul-de-sac location in the heart of Killinchy, this superbly presented semi-detached home is sure to impress the most discerning of purchasers.

This modern property has been perfected by its current vendors providing contemporary living accommodation throughout complimented with a luxury fitted kitchen and bathroom suite. Oil fired central heating, Upvc double glazing and easily maintained gardens complete this fantastic home.

The beeches is located within walking distance of Balloo which offers a variety of local amenities to include McCanns Convenience store, post office, cafe, the newly opened 'Crafty fox' craft and art shop not to mention the award winning Balloo House restaurant. Killinchy Primary school is within walking distance whilst many of the top grammar schools in the surrounding area and Belfast are all easily accessible.

- **MODERN SEMI DETACHED HOME**
- **THREE BEDROOMS (MASTER EN SUITE)**
- **SPACIOUS LOUNGE**
- **LUXURY KITCHEN AND BATHROOM**
- **OIL FIRED CENTRAL HEATING**
- **ENCLOSED REAR GARDENS**
- **BRICK PAVIA DRIVEWAY**
- **WALKING DISTANCE TO BALLOO**
- **CONVENIENT COMMUTING DISTANCE TO SAINTFIELD, NEWTOWNARDS AND BELFAST**

ACCOMMODATION

ENTRANCE HALL:

Upvc entrance door with matching side panels; wood laminate floor; recessed spotlights; telephone jack point.

CLOAKROOM / WC:

White suite comprising low flush wc; wall mounted wash hand basin with mixer tap; wood laminate floor; recessed spotlights; extractor fan.

LOUNGE:

5.51m (18'1) x 5.13m (16'10)

Max Measurements

Beautiful sandstone fireplace with open fire and slate hearth; tv aerial point; wood laminate floor; feature bay window; recessed spotlights.



KITCHEN / DINING AREA: 5.51m (18'1) x 2.95m (9'8)

Excellent range of modern cherrywood high and low level cupboards and drawers with matching glazed display cupboards incorporating 'Franke' 1½ tub stainless steel sink unit with mixer tap; integrated 'Hotpoint' electric oven with matching 'Hotpoint' four ring ceramic hob and 'Hotpoint' microwave oven; 'Elica' extractor hood over; integrated 'Hotpoint' dishwasher; 'CDA' fridge freezer; concealed lighting under cupboards; formica worktops; ceramic tiled splash back; recessed spotlights; sliding patio doors to rear.

STAIRS TO FIRST FLOOR:

Pine balustrade with matching turned spindles.

LANDING:

Access to roofspace; recessed spotlights; hotpress with insulated copper cylinder.

MASTER BEDROOM: 4.29m (14'1) x 4.11m (13'6)

Tv aerial point; recessed spotlights.



EN SUITE SHOWER ROOM:

3.63m (11'11) x 1.27m (4'2)

Luxury white suite comprising separate shower cubicle with thermostatically controlled shower; dual flush wc; pedestal wash hand basin with mono mixer tap; heated towel rail; ceramic tiled floor and walls; recessed spotlights.



BATHROOM:

2.77m (9'1) x 2.01m (6'7)

Min Measurements

Stunning white suite comprising recessed bath with ceramic tile surround with chrome mixer taps; dual flush wc; circular pedestal wash hand basin with chrome swan neck mixer taps; ceramic tiled floor and walls; recessed spotlights.

BEDROOM 2: 2.97m (9'9) x 2.74m (9'0)

Built in storage cupboard.

BEDROOM 3: 2.97m (9'9) x 2.67m (8'9)

OUTSIDE:

Brick pavia driveway; ample parking bays.

REAR GARDEN:

Fully enclosed rear garden laid out in concrete paving providing complete ease of maintenance; enclosed oil fired boiler; pvc oil storage tank; outside water tap.

CAPITAL / RATEABLE VALUE: £145,000 = Rates Payable £913.94 per annum approximately (2010/11)

GROUND RENT: Freehold

VIEWING: By Appointment Through The Agent



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