



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS



**89 Killynure Road | Carryduff, BT8 8EB**  
**OFFERS OVER £399,950**



# The Property

This detached country residence is situated on the Killynure Road. Offering a spacious elevated site with fantastic views over rolling countryside. It offers both a relaxed rural aspect and excellent convenience to Carryduff, Moneyreagh, Belfast and many other parts of the province.

There is a wealth of reception space to include 3 separate reception rooms, one with a feature fireplace with open fire. All 3 reception rooms provide a countryside outlook. The generous sized kitchen is fitted with a solid wood kitchen and has a dual outlook over both the outside patio area and the rear lawned garden with mature planting. It also provides ample space for family dining. Furthermore there is a separate utility room with extensive built in storage, a cloakroom and a downstairs WC.

The 1<sup>st</sup> floor consists of 5 well proportioned bedrooms all with attractive outlook over rolling countryside. The Master bedroom extends to a walk in wardrobe and excellent sized ensuite with "His" and "Hers" sinks. There is also a very generous sized family bathroom with a corner bath and separate shower enclosure.

The property is approached by a long private driveway with feature lamp posts and provides extensive car parking. There is also a large lawn area with spectacular views. To the rear, an enclosed patio area and small lawn area with mature planting with views of rolling countryside.

This property also consists of a number of outbuildings with light/power and water providing an excellent opportunity for those who wish to work from home.

Although in need of modernisation, this property has huge potential and will appeal to a number of different markets, early inspection is highly recommended.





**Offers Over £399,950**  
Detached  
5 Bedrooms  
3 Receptions



# Accommodation

## Ground Floor

Spacious Reception Hall

Living Room  
13'1" x 16'11"

Family Room  
11'9" x 16'1"

Dining Room  
12'8" x 13'9"

Kitchen/Dining  
8'6" x 22'4"

Utility Room

Downstairs WC

Cloakroom

## First Floor

Master Bedroom  
14'2" x 13'9"

Ensuite Shower Room

Bedroom Two  
12'4" x 11'10"

Bedroom Three  
10'6" x 8'10"

Bedroom Four  
10'6" x 9'6"

Bedroom Five  
10'6" x 8'1"

Family Bathroom

## Outside

Long Private Laneway with Large Lawn to the Front and Extensive Area for Parking

Working Garage

Numerous Outbuildings

Working Office

Cat House/Boiler House

For more information and photographs regarding the accommodation in this property, please visit:

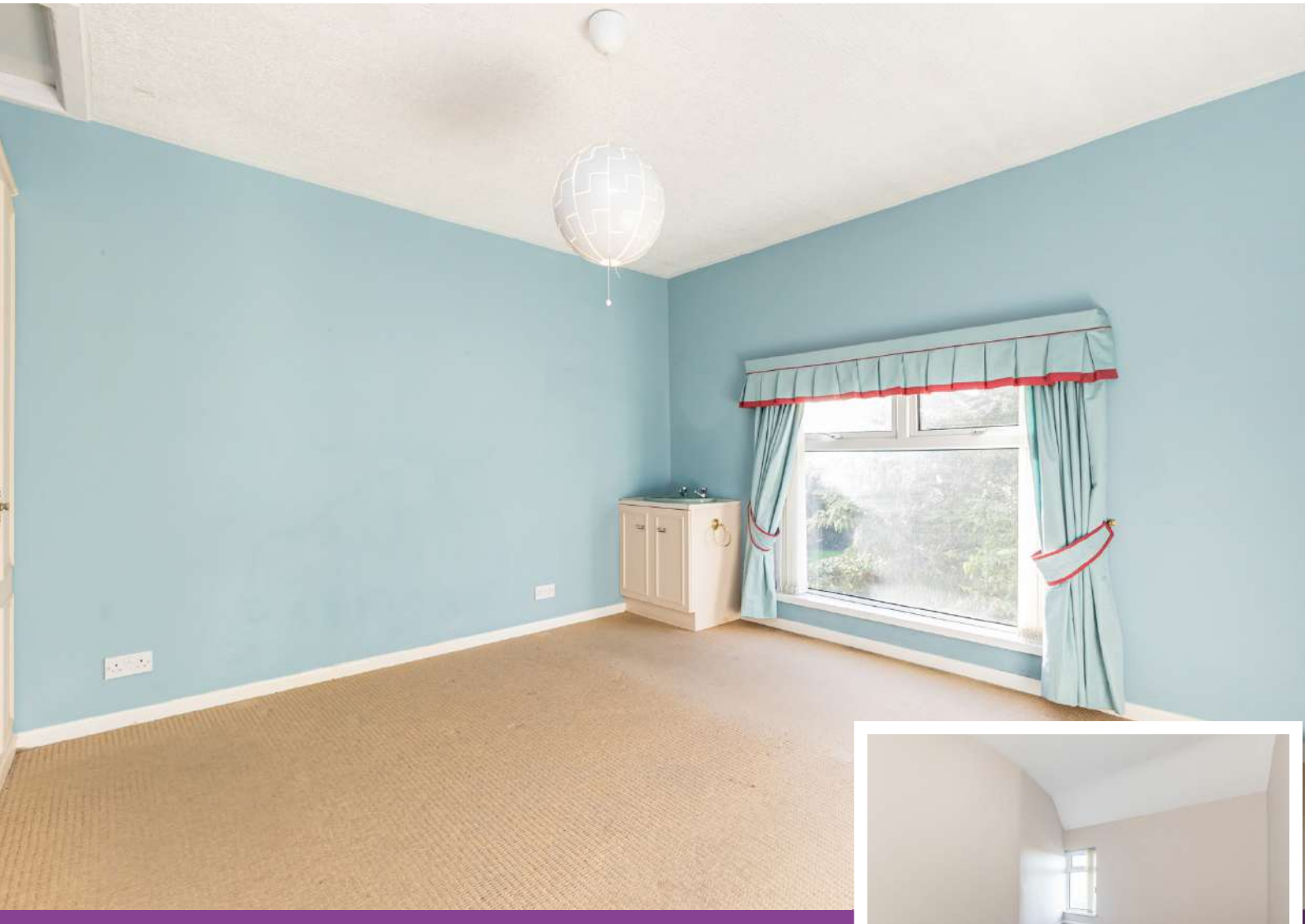
[johnminnis.co.uk](http://johnminnis.co.uk)





## Property Features

- Detached Family Home with Views Over Rolling Countryside
- Solid Wood Fitted Kitchen with Ample Space for Family Dining
- Five Well Proportioned Bedrooms Including Master Bedroom with Dressing room and Ensuite. All with Excellent Outlook.
- Three Good Sized Reception Rooms, One with Open Fire, All with Views Over Rolling Countryside.
- Additional Utility Room with Extensive Built in Storage Cupboards
- Downstairs WC
- First Floor Family Bathroom with Four Piece Coloured Suite
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Long Private Driveway with Extensive Car Parking Space
- Matured Lawned Garden to the Front and to the Rear of the Property with Patio Area for Outside Family Dining
- Numerous Outbuildings / Office Space for Those who Wish to Work from Home
- Only a Short Drive from Belfast and Within Close Proximity to Surrounding Towns of Carryduff, Moneyreagh, Ballygowan and Saintfield
- Although in Need of Modernisation, this Property has Huge Potential and will Appeal to a Number of Different Markets, Early Inspection is Highly Recommended.
- Broadband Speed - Standard





# Directions

Travelling along Killynure Road away from Carryduff Number 89 is located on the right hand side up their own private laneway



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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THE SUNDAY TIMES THE IRISH TIMES

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	43	63
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		

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